

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14/225 Koornang Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$350,000

Median sale price

Median price \$677,500

Property Type Unit

Suburb Carnegie

Period - From 01/01/2020

to 31/03/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8/225-229 Koornang Rd CARNEGIE 3163	\$381,000	15/02/2020
2	1/225-227 Koornang Rd CARNEGIE 3163	\$380,000	08/04/2020
3	153/115 Neerim Rd GLEN HUNTLY 3163	\$367,000	18/05/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/07/2020 11:36



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Property Type: Apartment

Agent Comments

Peaceful & private yet surrounded by amenities, this light filled two-bedroom apartment is perfect for lifestyle loving first home buyers, investors or those seeking an easy lock up & leave CBD base. Positioned on the first floor of a modern complex, bright open plan living areas are accompanied by a fully equipped stone kitchen, alfresco terrace, two comfortably sized bedrooms with BIRs & immaculate bathroom. Features split heating/cooling, intercom security, basement parking & additional storage just a short stroll from cafes, restaurants & shops, trams, parks & Carnegie Pool.

Comparable Properties



8/225-229 Koornang Rd CARNEGIE 3163
(REI/VG)

Agent Comments

2
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 1

Price: \$381,000**Method:** Auction Sale**Date:** 15/02/2020**Property Type:** Apartment

1/225-227 Koornang Rd CARNEGIE 3163
(REI/VG)

Agent Comments

2
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Price: \$380,000**Method:** Private Sale**Date:** 08/04/2020**Rooms:** 3**Property Type:** Apartment

153/115 Neerim Rd GLEN HUNTLY 3163 (VG)

Agent Comments

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Price: \$367,000**Method:** Sale**Date:** 18/05/2020**Property Type:** Strata Unit/Flat