

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

12/225-229 Koornang Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$310,000

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	7/7 Crosbie Rd MURRUMBEENA 3163	\$325,000	26/03/2020
2	5/20 Strathearn Av MURRUMBEENA 3163	\$312,000	09/05/2020
3			

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:

10/07/2020 12:48

12/225-229 Koornang Road, Carnegie Vic 3163

**Jellis
Craig**

Mark Staples

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Indicative Selling Price

\$310,000

Median Unit Price

March quarter 2020: \$677,500



2 1 1

Property Type: Apartment

Agent Comments

Sit back in style, soak up the sun or step out to the area's most popular amenities with this simply brilliant two-bedroom apartment just moments from Koornang Road's renowned shopping and dining options. Occupying the building's prized north west rear corner, spacious accommodation enjoys a rare sense of peace and privacy with nothing but serene blue-sky views from every dimension. A winning first home, investment or lock up and leave home with so much at your doorstep.

Comparable Properties



7/7 Crosbie Rd MURRUMBEENA 3163 (REI)

Agent Comments

2 1 1

Price: \$325,000

Method: Sold Before Auction

Date: 26/03/2020

Rooms: 3

Property Type: Apartment



5/20 Strathearn Av MURRUMBEENA 3163 (VG) Agent Comments

2 - -

Price: \$312,000

Method: Sale

Date: 09/05/2020

Property Type: Strata Unit/Flat

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.

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.