

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 2/82-84 Coorigil Road, Carnegie

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

a range between \$450,000 & \$495,000

## Median sale price

Median price \$634,500 Property type Unit Suburb CARNEGIE

Period - From 01/01/2022 to 31/03/2022 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 3/10 St Huberts Road, Carnegie VIC 3163	\$495,600	23.03.2022
2 4/2a Frogmore Road, Carnegie VIC 3163	\$485,00	28.02.2022
3 4/2b Thomson Avenue, Murrumbeena VIC 3163	\$497,500	27.01.2022

This Statement of Information was prepared on: 23 June 2022