

# 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

228 Koornang Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,950,000

Property Type House

Suburb Carnegie

Period - From 01/07/2021

to 30/09/2021

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	205 Murrumbeena Rd MURRUMBEENA 3163	\$1,450,000	16/10/2021
2			
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:

21/01/2022 15:38

228 Koornang Road, Carnegie Vic 3163

**Jellis  
Craig**

Andrew Panagopoulos  
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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

September quarter 2021: \$1,950,000



 3  1  2

**Property Type:**

**Land Size:** 585 sqm sqm approx

Agent Comments

## Comparable Properties



**205 Murrumbeena Rd MURRUMBEENA 3163  
(REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 16/10/2021

**Property Type:** House (Res)

**Land Size:** 585 sqm approx

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 | F: 03 9557 7604



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