

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	4/87 Coorigil Road, Carnegie Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$290,000	&	\$310,000

Median sale price

Median price	\$527,000	Hou	se	Unit	Х	Suburb	Carnegie
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

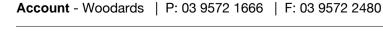
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4/24 Margaret St CARNEGIE 3163	\$310,000	21/04/2018
2	3/32 Shepparson Av CARNEGIE 3163	\$302,000	04/05/2018
3	10/13 Rosedale Av GLEN HUNTLY 3163	\$293,000	02/02/2018

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.







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Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$290,000 - \$310,000 Median Unit Price June quarter 2018: \$527,000

Comparable Properties



4/24 Margaret St CARNEGIE 3163 (REI/VG)

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Price: \$310,000 **Method:** Auction Sale **Date:** 21/04/2018

Rooms: -

Property Type: Apartment

Agent Comments



3/32 Shepparson Av CARNEGIE 3163 (VG)

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Price: \$302,000

Method: Sale Date: 04/05/2018 Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



10/13 Rosedale Av GLEN HUNTLY 3163

(REI/VG)

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Price: \$293,000 Method: Private Sale Date: 02/02/2018

Rooms: 2

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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