

# 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

275 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 \$1,500,000

&

\$1,600,000

### 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.

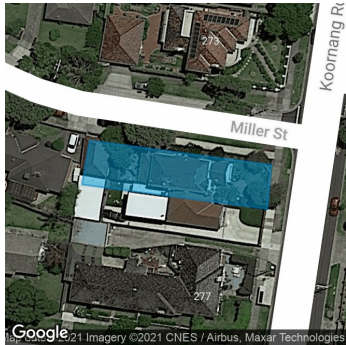
	Address of comparable property	Price	Date of sale
1	7 Moodie St CAULFIELD EAST 3145	\$1,700,000	23/07/2021
2	12a Kangaroo Rd MURRUMBEENA 3163	\$1,660,000	03/07/2021
3	11 Hobart Rd MURRUMBEENA 3163	\$1,625,000	09/05/2021

**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:

20/10/2021 13:43



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 417 sqm approx

**Agent Comments**

## Comparable Properties



**7 Moodie St CAULFIELD EAST 3145 (REI/VG)**

**Agent Comments**



**Price:** \$1,700,000

**Method:** Sold Before Auction

**Date:** 23/07/2021

**Property Type:** House (Res)

**Land Size:** 368 sqm approx



**12a Kangaroo Rd MURRUMBEENA 3163 (REI/VG)**

**Agent Comments**



**Price:** \$1,660,000

**Method:** Auction Sale

**Date:** 03/07/2021

**Property Type:** House (Res)



**11 Hobart Rd MURRUMBEENA 3163 (REI/VG)**

**Agent Comments**



**Price:** \$1,625,000

**Method:** Auction Sale

**Date:** 09/05/2021

**Property Type:** House (Res)

**Land Size:** 416 sqm approx