

# 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 3/53 Coorigil 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 \$410,000 & \$450,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Carnegie

Period - From 01/10/2024 to 31/12/2024 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	1/48 Moonya Rd CARNEGIE 3163	\$406,000	19/12/2024
2	1/21 Hobart Rd MURRUMBEENA 3163	\$415,650	03/12/2024
3	6/14 Yendon Rd CARNEGIE 3163	\$394,000	24/11/2024

**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: 10/02/2025 12:42



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Rooms: 4  
Property Type: Unit  
Land Size: 47 sqm approx  
Agent Comments

Indicative Selling Price  
\$410,000 - \$450,000  
Median Unit Price  
December quarter 2024: \$650,000

## Comparable Properties



1/48 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

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Price: \$406,000  
Method: Auction Sale  
Date: 19/12/2024  
Property Type: Apartment



1/21 Hobart Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

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Price: \$415,650  
Method: Sold Before Auction  
Date: 03/12/2024  
Property Type: Apartment



6/14 Yendon Rd CARNEGIE 3163 (REI)

Agent Comments

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Price: \$394,000  
Method: Private Sale  
Date: 24/11/2024  
Property Type: Unit

Account - Thomson | P: 03 95098244 | F: 95009693



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