

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

303/1b Kokaribb Road, Carnegie Vic 3163

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$660,500

Property Type Unit

Suburb Carnegie

Period - From 16/04/2020

to 15/04/2021

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	102/3 Morton Av CARNEGIE 3163	\$460,000	28/02/2021
2	3/45 Coorigil Rd CARNEGIE 3163	\$450,000	03/03/2021
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:

16/04/2021 16:00

303/1b Kokaribb Road, Carnegie Vic 3163

**Jellis
Craig**

James Cherry
9573 6100
0400 960 305

jamescherry@jellisrcraig.com.au

Indicative Selling Price

\$450,000

Median Unit Price

16/04/2020 - 15/04/2021: \$660,500



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



102/3 Morton Av CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$460,000

Method: Auction Sale

Date: 28/02/2021

Property Type: Apartment



3/45 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 03/03/2021

Property Type: Unit

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