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

12/71-73 Coorigil Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$420,000		&		\$450,000			
Median sale p	rice							
Median price	\$621,444	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/11 Maroona Rd CARNEGIE 3163	\$452,500	06/07/2024
2	10/45 Coorigil Rd CARNEGIE 3163	\$429,000	05/06/2024
3	2/45 Coorigil Rd CARNEGIE 3163	\$460,000	16/03/2024

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:

27/08/2024 16:26



12/71-73 Coorigil Road, Carnegie Vic 3163







Property Type: Apartment Agent Comments

Myron Ching 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$420,000 - \$450,000 **Median Unit Price** Year ending June 2024: \$621,444

Comparable Properties



2/11 Maroona Rd CARNEGIE 3163 (REI/VG)



Price: \$452,500 Method: Sold Before Auction Date: 06/07/2024 Property Type: Apartment

Agent Comments

Agent Comments





Price: \$429,000 Method: Private Sale Date: 05/06/2024 Property Type: Apartment

2/45 Coorigil Rd CARNEGIE 3163 (REI/VG)



Agent Comments



Price: \$460.000 Method: Auction Sale Date: 16/03/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



propertydata

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