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**Indicative Selling Price**

\$850,000 - \$935,000

**Median House Price**

Year ending March 2017: \$1,350,000



2   1   1

**Rooms:** 4**Property Type:** SEMI DETACHED**Land Size:** 431 sqm

Agent Comments

First time offered in over 70 years, this original 1930s semi detached 2 bedroom period home on 440sqm approx has the charm, the space & land to rejuvenate it to make it a beautiful family home. With 4 principal rooms & LU garage, there is loads of potential to extend up or out, or just give it a stylish makeover. Between Koornang Park & Packer Park, walk to cafes & tram.

## Comparable Properties

**259 Tucker Rd ORMOND 3204 (REI)**

Agent Comments

2   1   1

**Price:** \$930,000**Method:** Auction Sale**Date:** 18/03/2017**Rooms:** 3**Property Type:** House (Res)**Land Size:** 300 sqm**2a Arnott St ORMOND 3204 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$908,000**Method:** Auction Sale**Date:** 11/12/2016**Rooms:** 4**Property Type:** House (Res)**Land Size:** 320 sqm**64 Lyons St CARNEGIE 3163 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$890,000**Method:** Auction Sale**Date:** 04/03/2017**Rooms:** 3**Property Type:** House - Semi-detached**Land Size:** 282 sqm

## 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

275A 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 \$850,000

&amp;

\$935,000

## Median sale price

Median price \$1,350,000

House

X

Suburb

Carnegie

Period - From 01/04/2016

to

31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
259 Tucker Rd ORMOND 3204	\$930,000	18/03/2017
2a Arnott St ORMOND 3204	\$908,000	11/12/2016
64 Lyons St CARNEGIE 3163	\$890,000	04/03/2017