

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

1/281 Koornang Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/07/2022

to

30/09/2022

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	2/149 Grange Rd GLEN HUNTLY 3163	\$840,000	19/05/2022
2	1/5 Mackay Av GLEN HUNTLY 3163	\$815,000	27/08/2022
3	3/159 Oakleigh Rd CARNEGIE 3163	\$765,000	16/07/2022

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:

17/10/2022 13:31



2 1 1

Property Type: Strata Unit/Flat

Land Size: 204 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

September quarter 2022: \$655,000

Comparable Properties



2/149 Grange Rd GLEN HUNTLY 3163 (VG)

Agent Comments

2 - -

Price: \$840,000

Method: Sale

Date: 19/05/2022

Property Type: Flat/Unit/Apartment (Res)



1/5 Mackay Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$815,000

Method: Auction Sale

Date: 27/08/2022

Property Type: Unit



3/159 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$765,000

Method: Auction Sale

Date: 16/07/2022

Property Type: Unit