

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

107/6 Kokaribb Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$500,000

&

\$550,000

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	8/405 Neerim Rd CARNEGIE 3163	\$540,000	23/02/2025
2	5/6 Kokaribb Rd CARNEGIE 3163	\$505,000	13/12/2024
3	106/405 Neerim Rd CARNEGIE 3163	\$510,000	10/12/2024

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:

19/03/2025 11:36

107/6 Kokaribb Road, Carnegie Vic 3163



Pandelis Plousi

9584 6500

0409 553 929

pplousi@hodges.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

December quarter 2024: \$650,000



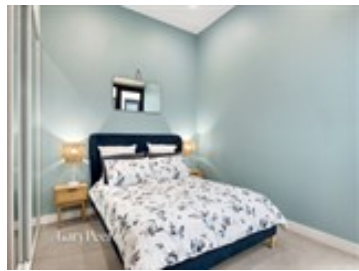
2 2 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



8/405 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Sold Before Auction

Date: 23/02/2025

Property Type: Apartment



5/6 Kokaribb Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$505,000

Method: Private Sale

Date: 13/12/2024

Property Type: Apartment



106/405 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$510,000

Method: Private Sale

Date: 10/12/2024

Property Type: Apartment

Account - Hodges | P: 03 95846500 | F: 03 95848216



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