

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 7/10 Kokaribb Road, Carnegie

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

A range between \$480,000 & \$510,000

Median sale price

Median price \$687,500 Property type Apartment Suburb CARNEGIE
Period - From 01/04/2021 to 30/06/2021 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 3/22 Walsh Street ORMOND VIC 3204 | \$515,000 | 03.09.2021 |
| 2 7/9 Dunoon Street MURRUMBEENA VIC 3163 | \$540,000 | 13.09.2021 |
| 3 2/9 Perth Street MURRUMBEENA VIC 3163 | \$490,000 | 08.09.2021 |

This Statement of Information was prepared on: 14 October 2021