

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

3/10 Kokaribb Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Carnegie

Period - From 30/11/2020

to 29/11/2021

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	7/35 Dunoon St MURRUMBEENA 3163	\$590,000	27/06/2021
2			
3			

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:

30/11/2021 09:59

3/10 Kokaribb Road, Carnegie Vic 3163

Ben Quigley
03 9557 5500
0411 878 636
bquigley@woodards.com.au



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
30/11/2020 - 29/11/2021: \$580,000

Comparable Properties



7/35 Dunoon St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$590,000
Method: Sold After Auction
Date: 27/06/2021
Property Type: Apartment

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.

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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