

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 11/45 Coorigil 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 \$370,000 & \$405,000

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 4/11 Adelaide Street MURRUMBEENA VIC 3163	\$405,000	15/10/2022
2 5/8 Tattenham Street CAULFIELD EAST VIC 3145	\$374,000	26/09/2022
3 8/27 Beena Avenue CARNEGIE VIC 3163	\$415,000	17/09/2022

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: 25/10/2022