

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

2/69 Coorigil Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$880,000

&

\$920,000

Median sale price

Median price \$625,250

Property Type Unit

Suburb Carnegie

Period - From 20/04/2021

to

19/04/2022

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	2/292 Koornang Rd CARNEGIE 3163	\$920,000	09/04/2022
2	5/4 St Huberts Rd CARNEGIE 3163	\$892,888	22/10/2021
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:

20/04/2022 06:54



 3  1  2

Property Type: Unit

Agent Comments

Comparable Properties



2/292 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

 3  1  2

Price: \$920,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Unit

5/4 St Huberts Rd CARNEGIE 3163 (VG)

Agent Comments

 3  -  -

Price: \$892,888

Method: Sale

Date: 22/10/2021

Property Type: Flat/Unit/Apartment (Res)

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.