

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

9/16 KOKARIBB ROAD CARNEGIE VIC 3163

Indicative selling price

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

Single Price

\$239,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

7/1 KOKARIBB ROAD CARNEGIE VIC 3163	\$265,000	19-Jul-22
9/9 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$260,000	13-Jul-22
2/131 GRANGE ROAD GLEN HUNTLY VIC 3163	\$260,000	12-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 05 August 2022



7/1 KOKARIBB ROAD CARNEGIE VIC 3163

1 1 1

Sold Price

^{RS} **\$265,000** ^{UN}

Sold Date

19-Jul-22

Distance

0.14km



9/9 MURRUMBEENA ROAD MURRUMBEENA VIC 3163

1 1 1

Sold Price

^{RS} **\$260,000**

Sold Date

13-Jul-22

Distance

1km



2/131 GRANGE ROAD GLEN HUNTLY VIC 3163

1 1 1

Sold Price

\$260,000

Sold Date

12-Jun-22

Distance

1.03km



8/6 TATTENHAM STREET CAULFIELD EAST VIC 3145

1 1 1

Sold Price

\$240,000

Sold Date

11-Feb-22

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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