hockingstuart

Chris Janssens 9569 3666 0418 541 208 cjanssens@hockingstuart.com.au

Indicative Selling Price \$900,000 - \$990,000 Median Unit Price Year ending March 2017: \$575,000





Rooms: 5

Property Type: Unit **Land Size:** 116.3 sqm Agent Comments

Warm and inviting in traditional brick beauty, this surprisingly spacious, super modern 3 bed 2 bath single level rear residence featuring a stunning stone kitchen (Bosch dishwasher), open plan north facing living & dining with study area; brick paved European style alfresco courtyard & an auto garage. Carnegie Primary School zone, near Koornang Park, tram, trains & cafes.

Comparable Properties

2/10 Newman Av CARNEGIE 3163 (REI/VG)

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Price: \$962,500 Method: Private Sale Date: 01/03/2017 Rooms: 5

Property Type: Unit

Agent Comments



4/35-37 Grange Rd CAULFIELD EAST 3145

(VG)

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Price: \$950,000 Method: Sale Date: 20/02/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

2/18 Gnarwyn Rd CARNEGIE 3163 (REI/VG)

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Price: \$950,000 Method: Private Sale Date: 18/11/2016 Rooms: -

Property Type: Unit

Agent Comments

Account - hockingstuart | P: 03 95693666 | F: 03 95692766





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb and postcode	3/51 Coorigil Road, Carnegie Vic 3163
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Indicative selling price

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

Range between	\$900,000	&	\$990,000

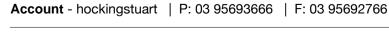
Median sale price

Median price	\$575,000		Unit X	Su	Suburb Carnegie
Period - From	01/04/2016	to	31/03/2017	Source	e REIV

Comparable property sales

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
2/10 Newman Av CARNEGIE 3163	\$962,500	01/03/2017
4/35-37 Grange Rd CAULFIELD EAST 3145	\$950,000	20/02/2017
2/18 Gnarwyn Rd CARNEGIE 3163	\$950,000	18/11/2016







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