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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)

Agent Comments

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 2

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

4/35-37 Grange Rd CAULFIELD EAST 3145 (VG)

Agent Comments

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Price: \$950,000**Method:** Sale**Date:** 20/02/2017**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)

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

Agent Comments

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

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

3/51 Coorigil Road, Carnegie Vic 3163

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

Suburb Carnegie

Period - From 01/04/2016

to

31/03/2017

Source 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