

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

4/5 Toolambool Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/01/2021

to

31/12/2021

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	6/40-42 Coorigil Rd CARNEGIE 3163	\$797,000	03/11/2021
2	4/158 Neerim Rd CAULFIELD EAST 3145	\$785,000	24/11/2021
3	2/148 Grange Rd CARNEGIE 3163	\$707,500	15/12/2021

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:

17/02/2022 10:35



Property Type: Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
Year ending December 2021: \$680,000

Comparable Properties



6/40-42 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$797,000
Method: Sold Before Auction
Date: 03/11/2021
Property Type: Unit



4/158 Neerim Rd CAULFIELD EAST 3145 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 24/11/2021
Property Type: Unit



2/148 Grange Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$707,500
Method: Private Sale
Date: 15/12/2021
Property Type: Unit