

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 22 Kooringa Road, Carnegie Victoria 3163

Indicative selling price

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

Single price N/A or range between \$1,080,000 & \$1,170,000

Median sale price

Median price \$1,548,000 Property type HOUSE Suburb CARNEGIE

Period - From 01/04/2022 to 30/06/2022 Source REIV

Comparable property

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 Cosy Gum Road, CARNEGIE 3163	\$1,245,000	28/06/2022
2. 1/25 Foster Avenue, GLEN HUNTLY 3163	\$1,230,000	18/06/2022
3. 1A Wimmera Street, ORMOND 3204	\$1,151,000	14/07/2022

Monday 1st August 2022