

# 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

104/1B Kokaribb Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$370,000

### Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/10/2018

to

30/09/2019

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	11/5 Murrumbeena Rd MURRUMBEENA 3163	\$402,000	18/11/2019
2	218/9 Morton Av CARNEGIE 3163	\$375,000	19/10/2019
3			

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:

16/12/2019 14:29

**Property Type:** Apartment

Agent Comments

A fabulous first home or portfolio addition on the edge of Koornang Road, this single bedroom apartment offers super smart contemporary spaces with one important difference. Its prized position in a boutique development ensuring peace and privacy accompanied by its absolute convenience to every Carnegie amenity. Enjoying broad blue-sky views, beautifully bright spaces include living/dining with a fully equipped stone kitchen and wide undercover terrace, spacious bedroom with BIRs, Euro laundry, split heating/cooling, video intercom entry, lift, secure parking and storage cage.

## Comparable Properties

**11/5 Murrumbeena Rd MURRUMBEENA 3163 (REI)**

Agent Comments

**Price:** \$402,000**Method:** Private Sale**Date:** 18/11/2019**Property Type:** Apartment**218/9 Morton Av CARNEGIE 3163 (REI)**

Agent Comments

**Price:** \$375,000**Method:** Auction Sale**Date:** 19/10/2019**Property Type:** Apartment

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.