

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 21/40 Koornang Road, Carnegie 3163

Indicative selling price

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

Single price \$329,000

Median sale price

Median price \$609,000 Property type Apartment Suburb Carnegie

Period - From 01/04/2024 to 30/06/2024 Source R.E.I.V

Comparable property sales

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 |
|---|-----------|--------------|
| 10/87 Coorigil Road, Carnegie 3163 | \$320,000 | 06/05/2024 |
| 202/881 Dandenong Road, Malvern East 3145 | \$333,000 | 28/05/2024 |
| 6/67 Moonya Road, Carnegie 3163 | \$321,000 | 17/07/2024 |

This Statement of Information was prepared on: 14/08/2024

Agent

Date

Vendor

Date