

# 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

## Indicative selling price

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

A range between  &

## Median sale price

Median price  Property type  Suburb   
Period - From  to  Source

## Comparable property sales

**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	13/46 Coorigil Rd, CARNEGIE 3163	\$848,000	16/11/2024
2	1/19 Newman Av, CARNEGIE 3163	\$920,000	27/11/2024
3	6/27 Coorigil Rd, CARNEGIE 3163	\$880,000	19/10/2024

This Statement of Information was prepared on:

29Apologies for the late response. Please find attached the CMA for your property. I wasn't able to find more details about it, but based on the report, I believe the price is in line with the current market value. Please let me know if you have any other questions."/01/2025