

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

5/40 Coorigil Road Carnegie VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

3/7 Munro Avenue Carnegie VIC 3163	\$676,000	16-Jul-20
1/83 Wornack Road Carnegie VIC 3163	\$646,000	09-Oct-20
5/71 Leila Road Ormond VIC 3204	\$632,000	01-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 02 November 2020

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3/7 Munro Avenue Carnegie VIC 3163

Sold Price

\$676,000

Sold Date

16-Jul-20

 2

 1

 1

Distance

0.47km



1/83 Woornack Road Carnegie VIC 3163

Sold Price

^{RS} **\$646,000**

Sold Date

09-Oct-20

 2

 1

 1

Distance

0.54km



5/71 Leila Road Ormond VIC 3204

Sold Price

\$632,000

Sold Date

01-Jun-20

 2

 1

 1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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