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

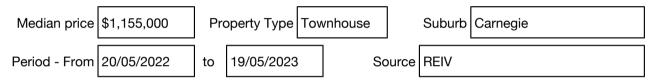
2/31-33 Kokaribb Road, Carnegie Vic 3163

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
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Single price \$1,059,000

Median sale price



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	2/247 Grange Rd ORMOND 3204	\$1,072,000	23/12/2022
2	5/759-783 North Rd MURRUMBEENA 3163	\$1,033,500	04/04/2023
3	1/78 Moonya Rd CARNEGIE 3163	\$1,007,000	22/04/2023

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:

20/05/2023 13:29



2/31-33 Kokaribb Road, Carnegie Vic 3163



Trent Collie





Property Type: Townhouse (Single) Agent Comments 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,059,000 Median Townhouse Price 20/05/2022 - 19/05/2023: \$1,155,000

Comparable Properties



2/247 Grange Rd ORMOND 3204 (REI/VG)

5/759-783 North Rd MURRUMBEENA 3163

2



Price: \$1,072,000 Method: Private Sale Date: 23/12/2022 Property Type: Unit Land Size: 429 sqm approx

Agent Comments

Agent Comments



Price: \$1,033,500 Method: Private Sale Date: 04/04/2023 Rooms: 4 Property Type: Townhouse (Res)

(REI) •== 3

1/78 Moonya Rd CARNEGIE 3163 (REI)

1 3 **1** 2 **2** 2

Agent Comments



Price: \$1,007,000 Method: Auction Sale Date: 22/04/2023 Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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