

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

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

Single price \$1,059,000

Median sale price

Median price \$1,155,000

Property Type Townhouse

Suburb Carnegie

Period - From 20/05/2022

to 19/05/2023

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	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



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$1,072,000

Method: Private Sale

Date: 23/12/2022

Property Type: Unit

Land Size: 429 sqm approx



5/759-783 North Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,033,500

Method: Private Sale

Date: 04/04/2023

Rooms: 4

Property Type: Townhouse (Res)



1/78 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,007,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Townhouse (Single)