

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

401/1b Kokaribb Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$619,000

Property Type

Unit

Suburb

Carnegie

Period - From

13/02/2022

to

12/02/2023

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	415/1060 Dandenong Rd CARNEGIE 3163	\$550,000	22/12/2022
2	106/276 Neerim Rd CARNEGIE 3163	\$515,000	15/12/2022
3	5/39 Rosstown Rd CARNEGIE 3163	\$500,000	01/02/2023

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:

13/02/2023 15:06



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
13/02/2022 - 12/02/2023: \$619,000

Comparable Properties



415/1060 Dandenong Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 22/12/2022
Property Type: Apartment



106/276 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$515,000
Method: Auction Sale
Date: 15/12/2022
Property Type: Apartment



5/39 Rosstown Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 01/02/2023
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000