

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

346 Koornang Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,359,000

Property Type

House

Suburb

Carnegie

Period - From

01/07/2019

to

30/06/2020

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	1 Ormond Rd ORMOND 3204	\$1,300,000	19/03/2020
2	66 Neville St CARNEGIE 3163	\$1,225,000	06/06/2020
3	24 Omama Rd MURRUMBEENA 3163	\$1,201,000	27/06/2020

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:

11/08/2020 09:16



3 2 3

Rooms: 5

Property Type: House

Land Size: 348 sqm approx

Agent Comments

Comparable Properties



1 Ormond Rd ORMOND 3204 (REI/VG)

Agent Comments

3 1 4

Price: \$1,300,000

Method: Sold Before Auction

Date: 19/03/2020

Property Type: House (Res)



66 Neville St CARNEGIE 3163 (REI)

Agent Comments

3 1 1

Price: \$1,225,000

Method: Auction Sale

Date: 06/06/2020

Rooms: 4

Property Type: House (Res)



24 Omama Rd MURRUMBEENA 3163 (REI)

Agent Comments

3 1 1

Price: \$1,201,000

Method: Auction Sale

Date: 27/06/2020

Property Type: House (Res)