

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

8/1 Kokaribb Road, Carnegie Vic 3163

Indicative selling price

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

Single price \$229,000

Median sale price

Median price \$634,500

Property Type Unit

Suburb Carnegie

Period - From 01/01/2022

to 31/03/2022

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	12/1 Newman Av CARNEGIE 3163	\$240,000	24/04/2022
2	8/6 Tattenham St CAULFIELD EAST 3145	\$240,000	11/02/2022
3	2/12 Rosedale Av GLEN HUNTLY 3163	\$230,000	08/03/2022

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:

28/06/2022 11:13



Property Type: Apartment

Agent Comments

Comparable Properties



12/1 Newman Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$240,000

Method: Private Sale

Date: 24/04/2022

Property Type: Apartment



8/6 Tattenham St CAULFIELD EAST 3145 (REI/VG)

Agent Comments



Price: \$240,000

Method: Private Sale

Date: 11/02/2022

Property Type: Apartment



2/12 Rosedale Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$230,000

Method: Private Sale

Date: 08/03/2022

Property Type: Unit