

Statement of Information  
**Internet advertising for single residential property  
 located within or outside the Melbourne  
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
 Including suburb and  
 postcode 1/242 Koornang Road, Carnegie Vic 3163

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting  
 (\*Delete single price or range as applicable)

Range between \$700,000 & \$770,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$620,000 \*House ☐ \*unit ☒ Suburb  
 or locality CARNEGIE

Period - From 01/01/2017 to 31/03/2017 Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1: 3/2-4 Moonya Rd CARNEGIE 3163	\$790,000	11/03/2017
2: 1/31 Dorothy Av GLEN HUNTLY 3163	\$780,000	10/12/2017
3: 3/16 Newman Av CARNEGIE 3163	\$757,500	11/02/2017