

# 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

344 Koornang Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$1,950,000

Property Type House

Suburb Carnegie

Period - From 01/07/2021

to

30/09/2021

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 | 1/404 Koornang Rd CARNEGIE 3163 | \$1,050,000 | 13/11/2021   |
| 2 | 622 North Rd ORMOND 3204        | \$1,050,000 | 02/07/2021   |
| 3 |                                 |             |              |

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:

22/11/2021 15:39



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 349 sqm approx

**Agent Comments**

## Comparable Properties



**1/404 Koornang Rd CARNEGIE 3163 (REI)**

**Agent Comments**



**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 13/11/2021

**Property Type:** House (Res)

**Land Size:** 292 sqm approx



**622 North Rd ORMOND 3204 (REI/VG)**

**Agent Comments**



**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 02/07/2021

**Property Type:** House

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.