



Rooms: Property Type: Unit Agent Comments

Indicative Selling Price \$560,000 - \$610,000 **Median Unit Price** June guarter 2017: \$695,000

Comparable Properties



2/47 Coorigil Rd CARNEGIE 3163 (REI/VG)





Price: \$601.000 Method: Auction Sale Date: 25/02/2017 Rooms: 4 Property Type: Unit

61

3/55a Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

Agent Comments

Agent Comments

Price: \$600,000 Method: Private Sale Date: 24/04/2017 Rooms: 3 Property Type: Unit

2



7/177 Oakleigh Rd CARNEGIE 3163 (REI)



Price: \$580,010 Method: Sold Before Auction Date: 22/06/2017

Rooms: 3 Property Type: Apartment

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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

3/10 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

| Range betwee | n \$560,000 | | | & | \$610,000 | | | | |
|-------------------|-------------|----|-------|--------|-----------|----------|--|--|--|
| Median sale price | | | | | | | | | |
| Median price | \$695,000 | | Unit | х | Subur | b Ormond | | | |
| Period - From | 01/04/2017 | to | 30/06 | 6/2017 | Source RE | IV | | | |

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|---------------------------------|-----------|--------------|
| 2/47 Coorigil Rd CARNEGIE 3163 | \$601,000 | 25/02/2017 |
| 3/55a Coorigil Rd CARNEGIE 3163 | \$600,000 | 24/04/2017 |
| 7/177 Oakleigh Rd CARNEGIE 3163 | \$580,010 | 22/06/2017 |

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