

## 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

2/59 Coorigil 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)

Single price \$895,000

#### Median sale price

Median price \$621,000

House

Unit

X

Suburb

Carnegie

Period - From 01/04/2017

to

31/03/2018

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	3/19 Dunoon St MURRUMBEENA 3163	\$885,000	03/03/2018
2	27 Victory St MURRUMBEENA 3163	\$875,000	22/03/2018
3	3/53a Coorigil Rd CARNEGIE 3163	\$857,500	31/03/2018

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.



3    2    2

**Rooms:****Property Type:** Unit

Agent Comments

With a welcoming sense of space, this warm and inviting 3 bedroom 2 bathroom freestanding single level unit is light and bright with immaculate style, featuring a generous living room, tasteful kitchen/meals opening to a sunny north-east facing paved courtyard garden; spacious main bedroom (BIRs & ensuite), ducted heating, evaporative cooling, ample storage, irrigation system & a double auto garage. One of 3, close to Koornang Park, the tram, pool and trendy cafes, with the Chadstone bus at your door.

## Comparable Properties

**3/19 Dunoon St MURRUMBEENA 3163 (REI)**

Agent Comments

3    2    1

**Price:** \$885,000**Method:** Auction Sale**Date:** 03/03/2018**Rooms:** -**Property Type:** Townhouse (Res)**27 Victory St MURRUMBEENA 3163 (REI)**

Agent Comments

3    1    1

**Price:** \$875,000**Method:** Sold Before Auction**Date:** 22/03/2018**Rooms:** 4**Property Type:** Unit**3/53a Coorigil Rd CARNEGIE 3163 (REI)**

Agent Comments

3    2    2

**Price:** \$857,500**Method:** Private Sale**Date:** 31/03/2018**Rooms:** -**Property Type:** Townhouse (Res)