

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 8/8 Kokaribb Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$491,000 House Unit X Suburb Carnegie

Period - From 01/01/2018 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	4/177 Koornang Rd CARNEGIE 3163	\$480,000	07/02/2018
2	15/82-84 Coorigil Rd CARNEGIE 3163	\$466,000	26/05/2018
3	2/82 Coorigil Rd CARNEGIE 3163	\$450,000	29/03/2018

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.

8/8 Kokaribb Road, Carnegie Vic 3163



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
March quarter 2018: \$491,000

Terms 10% deposit and balance due 30 - 45 - 60 days from date of sale. Council rates - \$821.50pa approx. South East Water \$680.00 approx. Owners Corporation fees \$ 1,542.20pa approx. Potential rental return \$370pw - \$380pw approx.

Comparable Properties

4/177 Koornang Rd CARNEGIE 3163 (VG)

Agent Comments



Price: \$480,000
Method: Sale
Date: 07/02/2018
Rooms: -
Property Type: Strata Unit/Flat



15/82-84 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$466,000
Method: Auction Sale
Date: 26/05/2018
Rooms: 4
Property Type: Apartment

2/82 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$450,000
Method: Sold Before Auction
Date: 29/03/2018
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)