

## 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 15/82-84 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)

Range between \$360,000 & \$390,000

#### 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	19/71-73 Coorigil Rd CARNEGIE 3163	\$397,500	11/11/2017
2	12/5 Wattle Av GLEN HUNTLY 3163	\$390,000	25/11/2017
3	4/25 Royal Av GLEN HUNTLY 3163	\$386,000	17/03/2018

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.

15/82-84 Coorigil Road, Carnegie Vic 3163



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**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$360,000 - \$390,000  
**Median Unit Price**  
March quarter 2018: \$491,000

TERMS:10% deposit, balance 30, 45 or 60 days WATER RATES: \$680.29 per annum approx COUNCIL RATES: \$852.20 per annum approx. OWNERS CORPORATION: \$1200.00 per annum approx. POTENTIAL RENT: \$340.00 - \$360.00 per week approx.

## Comparable Properties



**19/71-73 Coorigil Rd CARNEGIE 3163 (REI/VG)** **Agent Comments**

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**Price:** \$397,500  
**Method:** Auction Sale  
**Date:** 11/11/2017  
**Rooms:** 3  
**Property Type:** Apartment



**12/5 Wattle Av GLEN HUNTLY 3163 (REI/VG)** **Agent Comments**

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**Price:** \$390,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** 3  
**Property Type:** Apartment



**4/25 Royal Av GLEN HUNTLY 3163 (REI)** **Agent Comments**

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**Price:** \$386,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** 3  
**Property Type:** Unit