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	5/11 Coorigil Road, Carnegie Vic 3163

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $621,444 Property Type Unit Suburb Carnegie

Period - From 01/07/2023 to 30/06/2024 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	2/54 Coorigil Rd CARNEGIE 3163	$720,000	11/07/2024
2	1/211 Murrumbeena Rd MURRUMBEENA 3163	$712,000	07/03/2024
3	7/26 Moonya Rd CARNEGIE 3163	$740,000	02/03/2024

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: 29/07/2024 14:46

5/11 Coorigil Road, Carnegie Vic 3163

Myron Ching
9573 6100
0431 262 955
myronching@jelliscraig.com.au



2 1 1

Property Type: Unit/Villa

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
Year ending June 2024: $621,444

Comparable Properties



2/54 Coorigil Rd CARNEGIE 3163 (REI)

2 1 1

Price: $720,000
Method: Sold Before Auction
Date: 11/07/2024
Property Type: Unit

Agent Comments



1/211 Murrumbeena Rd MURRUMBEENA 3163 (VG)

2 - -

Price: $712,000
Method: Sale
Date: 07/03/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



7/26 Moonya Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $740,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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