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	4/4 Kokaribb Road, Carnegie Vic 3163

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price $615,000 Property Type Unit Suburb Carnegie

Period - From 03/03/2024 to 02/03/2025 Source Property Data

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	8/405 Neerim Rd CARNEGIE 3163	$540,000	23/02/2025
2	9/22 Fisher St MALVERN EAST 3145	$525,000	13/11/2024
3	7/6 Rosstown Rd CARNEGIE 3163	$500,000	08/11/2024

OR

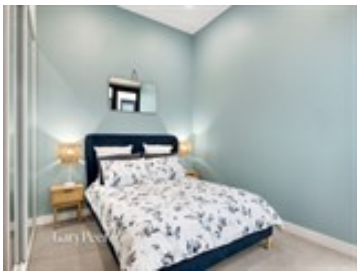
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/03/2025 13:05

RT Edgar

Indicative Selling Price
$490,000 - $530,000
Median Unit Price
03/03/2024 - 02/03/2025: $615,000

Comparable Properties



8/405 Neerim Rd CARNEGIE 3163 (REI)

2 **1** **1**

Price: $540,000
Method: Sold Before Auction
Date: 23/02/2025
Property Type: Apartment

Agent Comments



9/22 Fisher St MALVERN EAST 3145 (REI/VG)

2 **1** **1**

Price: $525,000
Method: Private Sale
Date: 13/11/2024
Property Type: Apartment

Agent Comments



7/6 Rosstown Rd CARNEGIE 3163 (REI/VG)

2 **1** **1**

Price: $500,000
Method: Private Sale
Date: 08/11/2024
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE

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