

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

24 COLING AVENUE CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,780,000

&

\$1,880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

37B HUNTER STREET CARNEGIE VIC 3163	\$1,800,000	03-Dec-22
19B KINLOCK AVENUE MURRUMBEENA VIC 3163	\$1,800,000	09-Dec-22
18A MALANE STREET BENTLEIGH EAST VIC 3165	\$1,775,000	14-Feb-23

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 6 months.~~

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**37B HUNTER STREET CARNEGIE
VIC 3163**

4 3 2

Sold Price **\$1,800,000** Sold Date **03-Dec-22**

Distance **0.36km**

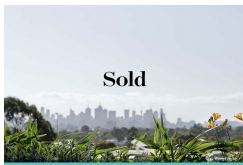


**19B KINLOCK AVENUE
MURRUMBEENA VIC 3163**

4 3 2

Sold Price Sold Date **09-Dec-22**

Distance **0.61km**



**18A MALANE STREET BENTLEIGH
EAST VIC 3165**

4 3 2

Sold Price ^{RS} **\$1,775,000** Sold Date **14-Feb-23**

Distance **1.87km**

RS = Recent sale UN = Undisclosed Sale

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