

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

7/50 Coorigil Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$662,500

Property Type Unit

Suburb Carnegie

Period - From 01/04/2025

to 30/06/2025

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	2/18 Waratah Av GLEN HUNTLY 3163	\$668,000	05/07/2025
2	7/72 Moonya Rd CARNEGIE 3163	\$665,000	11/04/2025
3	8/8 Wattle Av GLEN HUNTLY 3163	\$632,000	12/03/2025

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:

06/08/2025 07:44



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/18 Waratah Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$668,000

Method: Auction Sale

Date: 05/07/2025

Property Type: Apartment

7/72 Moonya Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$665,000

Method: Sold Before Auction

Date: 11/04/2025

Property Type: Unit



8/8 Wattle Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$632,000

Method: Private Sale

Date: 12/03/2025

Property Type: Unit