



3   2   1

**Rooms:** 5

**Property Type:** Unit

Agent Comments

## Comparable Properties



2/59 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

3   2   2

**Price:** \$890,000

**Method:** Private Sale

**Date:** 27/05/2018

**Rooms:** -

**Property Type:** Unit



3/19 Dunoon St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3   2   1

**Price:** \$885,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



3/53a Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

3   2   2

**Price:** \$857,500

**Method:** Private Sale

**Date:** 31/03/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

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

3/1021 Dandenong Road, Malvern East Vic 3145

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$864,000

**Median sale price**

Median price \$701,000 House  Unit  Suburb Malvern East

Period - From 01/04/2017 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	2/59 Coorigil Rd CARNEGIE 3163	\$890,000	27/05/2018
2	3/19 Dunoon St MURRUMBEENA 3163	\$885,000	03/03/2018
3	3/53a Coorigil Rd CARNEGIE 3163	\$857,500	31/03/2018

**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.