

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

1/4 Wornack Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$655,000

Property Type Unit

Suburb Carnegie

Period - From 01/07/2019

to 30/09/2019

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	10/154 Grange Rd CARNEGIE 3163	\$730,000	28/08/2019
2	8/7 Carlisle Cr HUGHESDALE 3166	\$728,000	14/09/2019
3	3/1 Park Av GLEN HUNTLY 3163	\$720,000	26/10/2019

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:

29/10/2019 17:49

1/4 Woornack Road, Carnegie Vic 3163

**Jellis
Craig**

Anthony Fordham
9593 4500
0408 107 514

anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

September quarter 2019: \$655,000



2 1 2

Rooms: 4

Property Type: Unit

Land Size: 148 sqm approx

Agent Comments

Comparable Properties



10/154 Grange Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Sold Before Auction

Date: 28/08/2019

Rooms: 3

Property Type: Unit



8/7 Carlisle Cr HUGHESDALE 3166 (REI)

Agent Comments

2 1 1

Price: \$728,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Unit



3/1 Park Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$720,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.