

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

502/16 WOORAYL STREET 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Oct 2023

to

30 Sep 2024

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

303/16 WOORAYL STREET CARNEGIE VIC 3163	\$680,000	26-Jul-24
503/16 WOORAYL STREET CARNEGIE VIC 3163	\$717,000	13-Aug-24
501/16 WOORAYL STREET CARNEGIE VIC 3163	\$632,000	04-Aug-24

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.~~

This Statement of Information was prepared on: 23 October 2024



**303/16 WOORAYL STREET
CARNEGIE VIC 3163**

2 2 1

Sold Price **\$680,000** Sold Date **26-Jul-24**

Distance **0km**



**503/16 WOORAYL STREET
CARNEGIE VIC 3163**

2 2 1

Sold Price **\$717,000** Sold Date **13-Aug-24**

Distance **0km**



**501/16 WOORAYL STREET
CARNEGIE VIC 3163**

2 2 1

Sold Price **\$632,000** Sold Date **04-Aug-24**

Distance **0km**



**611/16 WOORAYL STREET
CARNEGIE VIC 3163**

2 2 1

Sold Price **\$660,000** Sold Date **24-Jan-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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