

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

601/16 Woorayl Street, Carnegie Vic 3163

Indicative selling price

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

Range between

\$590,000

&

\$640,000

Median sale price

Median price

\$644,000

Property Type

Unit

Suburb

Carnegie

Period - From

31/10/2020

to

30/10/2021

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	1203/16 Woorayl St CARNEGIE 3163	\$720,000	10/03/2021
2	307/112 Mimosa Rd CARNEGIE 3163	\$645,000	28/09/2021
3	807/16 Woorayl St CARNEGIE 3163	\$630,000	05/02/2021

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:

31/10/2021 10:14

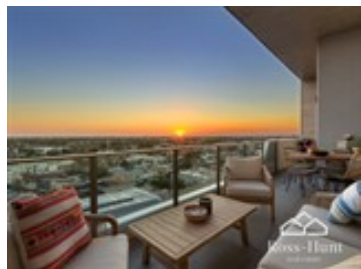


 2  2  1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
31/10/2020 - 30/10/2021: \$644,000

Comparable Properties



1203/16 Woorayl St CARNEGIE 3163 (REI/VG) **Agent Comments**

 2  2  1

Price: \$720,000
Method: Sold Before Auction
Date: 10/03/2021
Property Type: Apartment



307/112 Mimosa Rd CARNEGIE 3163 (REI) **Agent Comments**

 2  2  1

Price: \$645,000
Method: Sold Before Auction
Date: 28/09/2021
Rooms: 3
Property Type: Apartment



807/16 Woorayl St CARNEGIE 3163 (REI/VG) **Agent Comments**

 2  2  1

Price: \$630,000
Method: Sold Before Auction
Date: 05/02/2021
Rooms: 3
Property Type: Apartment