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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$590,000		&		\$640,000			
Median sale pr	rice							
Median price	\$644,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	31/10/2020	to	30/10/2021		So	urce	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.

Ade	dress 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





Jeff Anderson (03) 9835 1151 0411 222 744



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

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Comparable Properties



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



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



307/112 Mimosa Rd CARNEGIE 3163 (REI)



Price: \$645.000 Method: Sold Before Auction Date: 28/09/2021 Rooms: 3 Property Type: Apartment



807/16 Woorayl St CARNEGIE 3163 (REI/VG)



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

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



propertydata

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Agent Comments

Agent Comments