

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 104/16 Woorayl Street, Carnegie 3163

Indicative selling price

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

Single price \$ or range between \$400,000 & \$440,000

Median sale price

Median price \$665,000 Property type Apartment Suburb Carnegie

Period - From 01/04/2022 to 30/06/2022 Source R.E.I.V

Comparable property sales

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
5/253 Neerim Road, Carnegie 3163	\$400,000	03/10/2022
317/16 Woorayl Street, Carnegie 3163	\$435,000	25/07/2022
206/1242 Glen Huntly Road, Carnegie 3163	\$459,000	02/08/2022

This Statement of Information was prepared on: 10/10/2022