

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

2/16 Jersey Parade, Carnegie Vic 3163

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$706,000

Property Type Unit

Suburb Carnegie

Period - From 01/07/2021

to 30/09/2021

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	1/16 Jersey Pde CARNEGIE 3163	\$628,000	22/05/2021
2	2/1264 Glen Huntly Rd CARNEGIE 3163	\$620,000	30/09/2021
3	8/10 St Huberts Rd CARNEGIE 3163	\$552,500	30/10/2021

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:

08/11/2021 11:33



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Property Type: Apartment

Agent Comments

Tranquil 2 bedroom ground floor security apartment with a huge courtyard made tropical with Bambooscreening & lush native backdrop. North facing, it enjoys an inviting living and dining room opening onto the 60 sqm approx. paved courtyard; stylish kitchen/laundry (F+P dish drawer & washing machine facility); 2 big bedrooms (one with BIRs) & a modern bathroom. Warm with parquetry floors, it has R/C air cond, an intercom, security doors, a shed and carport. Peaceful, yet central, metres to Koornang Road's eat-street, train & parks.

Comparable Properties

**1/16 Jersey Pde CARNEGIE 3163 (REI/VG)**

Agent Comments

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Price: \$628,000**Method:** Auction Sale**Date:** 22/05/2021**Property Type:** Apartment**2/1264 Glen Huntly Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

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Price: \$620,000**Method:** Private Sale**Date:** 30/09/2021**Property Type:** Apartment**8/10 St Huberts Rd CARNEGIE 3163 (REI)**

Agent Comments

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Price: \$552,500**Method:** Auction Sale**Date:** 30/10/2021**Property Type:** Apartment