

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

507/16 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

\$430,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2024

to

31 Jan 2025

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

515/16 WOORAYL STREET CARNEGIE VIC 3163	\$440,000	30-Apr-24
305/16 WOORAYL STREET CARNEGIE VIC 3163	\$437,000	24-Sep-24
103/16 WOORAYL STREET CARNEGIE VIC 3163	\$435,000	22-Mar-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: 18 February 2025



**515/16 WOORAYL STREET
CARNEGIE VIC 3163**

 1  1  1

Sold Price **\$440,000** Sold Date **30-Apr-24**

Distance **0km**

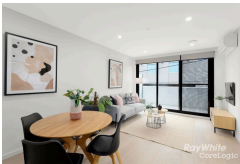


**305/16 WOORAYL STREET
CARNEGIE VIC 3163**

 1  1  -

Sold Price **\$437,000** Sold Date **24-Sep-24**

Distance **0km**



**103/16 WOORAYL STREET
CARNEGIE VIC 3163**

 1  1  1

Sold Price **\$435,000** Sold Date **22-Mar-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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