

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

2/10-12 Woorayl Street, Carnegie Vic 3163

Indicative selling price

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

Range between

\$360,000

&

\$390,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/01/2019

to

31/12/2019

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	11/5 Murrumbeena Rd MURRUMBEENA 3163	\$402,000	18/11/2019
2	104/1b Kokaribb Rd CARNEGIE 3163	\$395,000	05/01/2020
3	218/9 Morton Av CARNEGIE 3163	\$375,000	19/10/2019

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:

04/02/2020 16:41



Rooms: 2

Property Type: Apartment

Land Size: 61 approx. sqm approx

Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

Year ending December 2019: \$655,000

In the heart of Carnegie's cosmopolitan café lifestyle, this spit-level apartment offers a beautiful blend of space + complete convenience. Within a boutique block, enjoy the afternoon sun in this super spacious 60 square M (approx.) with a generous bedroom (BIRs), big bathroom (WM taps), huge storage, open plan living/dining/kitchen flowing out to a bright sunny balcony. Excellent 1st home or easy-to-rent investment with S/S A/C, intercom plus secure parking. Walk to the train, shops, cafes and restaurants. Just 5 min to Chadstone and Monash Caulfield. Move in or lease out as is. V

Comparable Properties



11/5 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$402,000

Method: Private Sale

Date: 18/11/2019

Property Type: Apartment



104/1b Kokaribb Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 05/01/2020

Property Type: Apartment



218/9 Morton Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$375,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Apartment