

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

8/28 Jersey Parade 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Jul 2020

to

30 Jun 2021

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

| | | |
|--|-----------|-----------|
| 205/28 Jersey Parade Carnegie VIC 3163 | \$710,000 | 11-Jul-21 |
| 4/3 Elliott Avenue Carnegie VIC 3163 | \$730,000 | 27-May-21 |
| 4/14 Elliott Avenue Carnegie VIC 3163 | \$665,000 | 03-May-21 |

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.~~

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205/28 Jersey Parade Carnegie VIC 3163

Sold Price

^{RS}

\$710,000

Sold Date

11-Jul-21

2

2

1

Distance

-



4/3 Elliott Avenue Carnegie VIC 3163

Sold Price

^{RS}

\$730,000

Sold Date

27-May-21

2

2

1

Distance

0.05km



4/14 Elliott Avenue Carnegie VIC 3163

Sold Price

\$665,000

Sold Date

03-May-21

2

2

1

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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