

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

10/24 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2019

to

31 Jan 2020

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

218/9 Morton Avenue Carnegie VIC 3163	\$375,000	19-Oct-19
11/5 Murrumbeena Road Murrumbeena VIC 3163	\$402,000	18-Nov-19
10/54-56 Railway Road Carnegie VIC 3163	\$400,000	11-Sep-19

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: 03 February 2020


218/9 Morton Avenue Carnegie VIC 3163
 1
  1
  1

Sold Price

\$375,000

Sold Date

19-Oct-19

Distance

0.15km
11/5 Murrumbeena Road Murrumbeena VIC 3163
 1
  1
  1

Sold Price

\$402,000

Sold Date

18-Nov-19

Distance

0.69km
10/54-56 Railway Road Carnegie VIC 3163
 1
  1
  1

Sold Price

\$400,000

Sold Date

11-Sep-19

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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