

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

302/33 Jersey Parade, Carnegie Vic 3163

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Carnegie

Period - From 01/01/2021 to 31/12/2021 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	8/24 Woorayl St CARNEGIE 3163	\$510,000	18/06/2021
2	5/40 Woorayl St CARNEGIE 3163	\$472,000	20/11/2021
3	208/3 Morton Av CARNEGIE 3163	\$470,000	16/04/2021

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:

01/03/2022 14:39

302/33 Jersey Parade, Carnegie Vic 3163

McGrath

JM Lim

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Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

Year ending December 2021: \$680,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/24 Woorayl St CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 18/06/2021

Property Type: Apartment



5/40 Woorayl St CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$472,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Apartment



208/3 Morton Av CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$470,000

Method: Sold Before Auction

Date: 16/04/2021

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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