## 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

42 Woornack Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,160,000		&		\$1,276,000			
Median sale p	rice							
Median price	\$1,788,000	Pro	operty Type	Hou	se		Suburb	Carnegie
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	41a Oakleigh Rd CARNEGIE 3163	\$1,256,000	02/04/2022
2	22a Wattle Av GLEN HUNTLY 3163	\$1,250,000	23/04/2022
3	9a Stewart St MURRUMBEENA 3163	\$1,170,000	23/03/2022

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:

17/05/2022 17:04





Tom McCarthy 0418 326 897 tmccarthy@bigginscott.com.au





**Property Type:** House (Res) Agent Comments Indicative Selling Price \$1,160,000 - \$1,276,000 Median House Price Year ending March 2022: \$1,788,000

# **Comparable Properties**



41a Oakleigh Rd CARNEGIE 3163 (REI) 2 
412 2 
2

Price: \$1,256,000 Method: Auction Sale Date: 02/04/2022 Property Type: House (Res)

Agent Comments

Agent Comments



22a Wattle Av GLEN HUNTLY 3163 (REI)



Price: \$1,250,000 Method: Auction Sale Date: 23/04/2022 Property Type: House (Res)

9a Stewart St MURRUMBEENA 3163 (REI)

**60** 1

3 (REI) Agent Comments

Price: \$1,170,000 Method: Sold Before Auction Date: 23/03/2022 Property Type: House (Res)

**-** 3

#### Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



property data will does

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