

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

4/33 Jersey Parade, Carnegie Vic 3163

Indicative selling price

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

Range between \$490,000 & \$520,000

Median sale price

Median price \$529,000

Property Type Unit

Suburb Carnegie

Period - From 01/04/2019

to 30/06/2019

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	10/13 Etna St GLEN HUNTLY 3163	\$509,000	23/06/2019
2	6/45 Rosstown Rd CARNEGIE 3163	\$495,000	27/07/2019
3	8/38 Rosella St MURRUMBEENA 3163	\$490,000	13/07/2019

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:

03/10/2019 16:11

Vicki Pollard
03 9557 5500
0439 655 727
vpollard@woodards.com.au

Indicative Selling Price

\$490,000 - \$520,000

Median Unit Price

June quarter 2019: \$529,000



 2  - 

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



10/13 Etna St GLEN HUNTLY 3163 (REI)

Agent Comments

 2  1  1

Price: \$509,000

Method: Private Sale

Date: 23/06/2019

Property Type: Apartment



6/45 Rosstown Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$495,000

Method: Auction Sale

Date: 27/07/2019

Property Type: Apartment



8/38 Rosella St MURRUMBEENA 3163
(REI/VG)

Agent Comments

 2  1  1

Price: \$490,000

Method: Private Sale

Date: 13/07/2019

Property Type: Apartment