

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 28b Woornack Road, Carnegie Vic 3163

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$1,322,500 House X Unit Suburb Carnegie

Period - From 01/10/2017 to 30/09/2018 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	3/29 Gnarwyn Rd CARNEGIE 3163	\$900,000	08/09/2018
2	2/59 Coorigil Rd CARNEGIE 3163	\$890,000	27/05/2018
3	2/297 Grange Rd ORMOND 3204	\$815,000	24/11/2018

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.



3 1 2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$850,000

Median House Price
Year ending September 2018: \$1,322,500

Comparable Properties



3/29 Gnarwyn Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 2

Price: \$900,000
Method: Auction Sale
Date: 08/09/2018
Rooms: -
Property Type: Unit
Land Size: 415 sqm approx



2/59 Coorigil Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$890,000
Method: Private Sale
Date: 27/05/2018
Rooms: -
Property Type: Unit



2/297 Grange Rd ORMOND 3204 (REI)

Agent Comments

3 1 2

Price: \$815,000
Method: Auction Sale
Date: 24/11/2018
Rooms: -
Property Type: Unit