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

1/13 Gnarwyn Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au	/underauctina
of the meaning of this price see consumer.vie.gov.au	underguoting

Single price \$880,000

Median sale price

Median price	\$645,000	Pro	perty Type Unit	i		Suburb	Carnegie
Period - From	01/04/2021	to	31/03/2022	Sou	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	2/292 Koornang Rd CARNEGIE 3163	\$920,000	09/04/2022
2	1/78 Woornack Rd CARNEGIE 3163	\$877,000	23/04/2022
3	4/48 Woornack Rd CARNEGIE 3163	\$875,000	02/04/2022

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:

26/04/2022 15:11



1/13 Gnarwyn Road, Carnegie Vic 3163







Property Type: Unit Agent Comments

Indicative Selling Price \$880,000 Median Unit Price Year ending March 2022: \$645,000

Comparable Properties



2/292 Koornang Rd CARNEGIE 3163 (REI)



Price: \$920,000 Method: Auction Sale Date: 09/04/2022 Property Type: Unit Agent Comments

Agent Comments



Price: \$877,000 Method: Auction Sale Date: 23/04/2022 Property Type: Unit

2

4/48 Woornack Rd CARNEGIE 3163 (REI)

1/78 Woornack Rd CARNEGIE 3163 (REI)

1



Agent Comments



Price: \$875,000 Method: Auction Sale Date: 02/04/2022 Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



propertydata

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