

# 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/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$880,000

### Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/04/2021

to

31/03/2022

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	2/292 Koornang Rd CARNEGIE 3163	\$920,000	09/04/2022
2	1/78 Woorack Rd CARNEGIE 3163	\$877,000	23/04/2022
3	4/48 Woorack 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



3   1   1

**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)**

**Agent Comments**

3   1   2

**Price:** \$920,000

**Method:** Auction Sale

**Date:** 09/04/2022

**Property Type:** Unit



**1/78 Woornack Rd CARNEGIE 3163 (REI)**

**Agent Comments**

2   1   2

**Price:** \$877,000

**Method:** Auction Sale

**Date:** 23/04/2022

**Property Type:** Unit



**4/48 Woornack Rd CARNEGIE 3163 (REI)**

**Agent Comments**

2   1   1

**Price:** \$875,000

**Method:** Auction Sale

**Date:** 02/04/2022

**Property Type:** Unit