

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

8/16 Jersey Parade, Carnegie Vic 3163

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$706,000 Property Type Unit Suburb Carnegie

Period - From 01/07/2021 to 30/09/2021 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	3/37 Tranmere Av CARNEGIE 3163	\$380,000	12/07/2021
2	7/5 Wilson St MURRUMBEENA 3163	\$365,000	15/10/2021
3			

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.~~

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8/16 Jersey Parade, Carnegie Vic 3163

**Jellis
Craig**

Kon Galitos

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Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

September quarter 2021: \$706,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



3/37 Tranmere Av CARNEGIE 3163 (REI/VG)

Agent Comments

 1  1  1

Price: \$380,000

Method: Sold Before Auction

Date: 12/07/2021

Rooms: 2

Property Type: Apartment

7/5 Wilson St MURRUMBEENA 3163 (REI)

Agent Comments

 1  1  1

Price: \$365,000

Method: Private Sale

Date: 15/10/2021

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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