

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

8/24 Woorayl Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Carnegie

Period - From 01/10/2018

to

30/09/2019

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 | 104/121 Murrumbeena Rd MURRUMBEENA 3163 | \$445,000 | 03/05/2019 |
| 2 | 207/9 Morton Av CARNEGIE 3163 | \$422,500 | 05/09/2019 |
| 3 | 212/9 Morton Av CARNEGIE 3163 | \$417,000 | 23/05/2019 |

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:

22/10/2019 16:10

**Property Type:** Apartment

Agent Comments

Experience sought-after convenience with a village vibe in this light filled two-bedroom apartment that whilst perfectly peaceful and private, is only metres from cosmopolitan Koornang Road. Ideal for lifestyle loving first home buyers, astute investors or CBD base seekers, impeccably presented spacious proportions enjoy the convenience of secure intercom entry, lift accessed basement parking and a lockable storage cage. Further highlights include generous open living areas and fully equipped kitchen, full family sized bathroom, WIR/BIRs, alfresco terrace & stone benchtops.

Comparable Properties


**104/121 Murrumbeena Rd MURRUMBEENA
3163 (REI/VG)**

Agent Comments

**Price:** \$445,000**Method:** Private Sale**Date:** 03/05/2019**Rooms:** 3**Property Type:** Apartment
207/9 Morton Av CARNEGIE 3163 (REI)

Agent Comments

**Price:** \$422,500**Method:** Sold Before Auction**Date:** 05/09/2019**Rooms:** 3**Property Type:** Apartment
212/9 Morton Av CARNEGIE 3163 (REI/VG)

Agent Comments

**Price:** \$417,000**Method:** Auction Sale**Date:** 23/05/2019**Rooms:** 3**Property Type:** Apartment