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

706/16 Woorayl Street, Carnegie Vic 3163

Indicative selling price

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-or the meaning	n of this	nrica saa	consumer.vic.gov.	au/underguoting
	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$675,000

Median sale price

Median price	\$706,000	Pro	perty Type Uni	t		Suburb	Carnegie
Period - From	01/07/2021	to	30/09/2021] So	ource	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	1203/16 Woorayl St CARNEGIE 3163	\$720,000	10/03/2021
2	601/16 Woorayl St CARNEGIE 3163	\$640,000	29/11/2021
3	511/16 Woorayl St CARNEGIE 3163	\$635,000	30/10/2021

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:

22/12/2021 11:08



706/16 Woorayl Street, Carnegie Vic 3163







Property Type: Apartment Agent Comments

Indicative Selling Price \$675,000 **Median Unit Price** September quarter 2021: \$706,000

jeffa@rosshunt.com.au

Jeff Anderson (03) 9835 1151 0411 222 744

Comparable Properties



1203/16 Woorayl St CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$720,000 Method: Sold Before Auction Date: 10/03/2021 Property Type: Apartment

601/16 Woorayl St CARNEGIE 3163 (REI)



Price: \$640.000 Method: Sold Before Auction Date: 29/11/2021 Property Type: Apartment



511/16 Woorayl St CARNEGIE 3163 (REI)



Price: \$635,000 Method: Sold Before Auction Date: 30/10/2021 Property Type: Apartment

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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Agent Comments

Agent Comments