

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

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

Single price \$675,000

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	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



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



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

 2  2  1

Price: \$720,000

Method: Sold Before Auction

Date: 10/03/2021

Property Type: Apartment



601/16 Woorayl St CARNEGIE 3163 (REI) **Agent Comments**

 2  2  1

Price: \$640,000

Method: Sold Before Auction

Date: 29/11/2021

Property Type: Apartment



511/16 Woorayl St CARNEGIE 3163 (REI) **Agent Comments**

 2  2  1

Price: \$635,000

Method: Sold Before Auction

Date: 30/10/2021

Property Type: Apartment