

# 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

54 Wornack 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)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,258,500

Property Type House

Suburb Carnegie

Period - From 01/07/2019

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 | 34 Rosanna St CARNEGIE 3163    | \$1,416,000 | 17/10/2019   |
| 2 | 550 Neerim Rd MURRUMBEENA 3163 | \$1,290,000 | 25/05/2019   |
| 3 | 83 Morgan St CARNEGIE 3163     | \$1,232,000 | 14/08/2019   |

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:

04/11/2019 12:30



 3  1  2

**Property Type:** House

**Land Size:** 557 sqm approx

**Agent Comments**

A picture of storybook charm on a sunny corner, this enchanting period home's irresistible blend of classic charm, modern function and easy entertaining offers tremendous family appeal just a short stroll from Packer Park. Three generous bedrooms with BIRs, one with bay window, two living areas, one with period OFP, alfresco entertaining, northern rear garden and OSP.

## Comparable Properties



**34 Rosanna St CARNEGIE 3163 (REI)**

**Agent Comments**

 3  1  3

**Price:** \$1,416,000

**Method:** Sold Before Auction

**Date:** 17/10/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 695 sqm approx



**550 Neerim Rd MURRUMBEENA 3163 (REI/VG)** **Agent Comments**

 3  1  2

**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Property Type:** House (Res)

**Land Size:** 668 sqm approx



**83 Morgan St CARNEGIE 3163 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,232,000

**Method:** Private Sale

**Date:** 14/08/2019

**Property Type:** House