

## 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

517/16 WOORAYL STREET CARNEGIE VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$505,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Carnegie

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

### 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 6 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

306/3 ELLIOTT AVENUE CARNEGIE VIC 3163	\$510,000	01-Oct-22
406/16 WOORAYL STREET CARNEGIE VIC 3163	\$430,000	22-Dec-22
111/9 BELSIZE AVENUE CARNEGIE VIC 3163	\$570,000	03-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 12 May 2023



## 306/3 ELLIOTT AVENUE CARNEGIE VIC 3163

1 1 1

Sold Price

**\$510,000**

Sold Date

**01-Oct-22**

Distance

**0.32km**



## 406/16 WOORAYL STREET CARNEGIE VIC 3163

1 1 1

Sold Price

**\$430,000**

Sold Date

**22-Dec-22**

Distance

**0km**



## 111/9 BELSIZE AVENUE CARNEGIE VIC 3163

1 1 1

Sold Price

**\$570,000**

Sold Date

**03-Dec-22**

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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