

# 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

4/19 Jersey Parade, 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 \$575,000 & \$625,000

### Median sale price

Median price \$695,000 Property Type Unit Suburb Carnegie

Period - From 01/10/2020 to 31/12/2020 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	7/33 Coorigil Rd CARNEGIE 3163	\$667,500	13/11/2020
2	303/14-16 Elliott Av CARNEGIE 3163	\$616,000	23/02/2021
3	3/329 Neerim Rd CARNEGIE 3163	\$602,000	28/02/2021

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:

03/03/2021 09:49



3 1 2

**Property Type:** Apartment

Agent Comments

Stylish 3 bedroom 1st floor security apartment that's bigger than most. Taking 1st prize for work-from-home ease, it features an elongated hallway, fabulous open plan living/dining area with café balcony, a subway-tiled stone kitchen (Miele dishwasher), 3 sun-filled bedrooms (BIRs), porcelain bathroom/laundry and separate toilet. Beautifully bright, this secure haven has timber-look floors, R/C air cond, panel heating & secure parking for 2. One of only 8, metres to Carnegie station, bus and Koornang Road eateries.

## Comparable Properties



**7/33 Coorigil Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$667,500

**Method:** Private Sale

**Date:** 13/11/2020

**Property Type:** Apartment



**303/14-16 Elliott Av CARNEGIE 3163 (REI)**

Agent Comments

2 2 1

**Price:** \$616,000

**Method:** Private Sale

**Date:** 23/02/2021

**Rooms:** 3

**Property Type:** Apartment



**3/329 Neerim Rd CARNEGIE 3163 (REI)**

Agent Comments

2 1 1

**Price:** \$602,000

**Method:** Auction Sale

**Date:** 28/02/2021

**Property Type:** Apartment