

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

1101/16 Woorayl Street, Carnegie Vic 3163

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Carnegie

Period - From 01/01/2022 to 31/12/2022 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	6/112 Mimosa Rd CARNEGIE 3163	\$665,000	27/08/2022
2	104/3-9 Elliott Av CARNEGIE 3163	\$640,000	22/11/2022
3	10/128 Murrumbeena Rd MURRUMBEENA 3163	\$613,000	18/12/2022

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:

02/02/2023 15:04

1101/16 Woorayl Street, Carnegie Vic 3163

**Jellis
Craig**

George Katheklakis

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Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

Year ending December 2022: \$645,000



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/112 Mimosa Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$665,000

Method: Auction Sale

Date: 27/08/2022

Property Type: Unit



104/3-9 Elliott Av CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$640,000

Method: Sold Before Auction

Date: 22/11/2022

Property Type: Apartment



**10/128 Murrumbeena Rd MURRUMBEENA
3163 (REI/VG)**

Agent Comments

2 2 1

Price: \$613,000

Method: Sold Before Auction

Date: 18/12/2022

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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