

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

107/16 Woorayl Street, Carnegie Vic 3163

Indicative selling price

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

Range between

\$560,000

&

\$590,000

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	1202/16 Woorayl St CARNEGIE 3163	\$690,000	18/09/2022
2	409/16 Woorayl St CARNEGIE 3163	\$670,000	15/09/2022
3			

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:

06/02/2023 10:19

107/16 Woorayl Street, Carnegie Vic 3163



Ross-Hunt
real estate

Jeff Anderson

(03) 9835 1151

0411 222 744

jeffa@rosshunt.com.au

Indicative Selling Price

\$560,000 - \$590,000

Median Unit Price

Year ending December 2022: \$645,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1202/16 Woorayl St CARNEGIE 3163 (REI/VG) **Agent Comments**

2 2 1

Price: \$690,000

Method: Private Sale

Date: 18/09/2022

Property Type: Apartment



409/16 Woorayl St CARNEGIE 3163 (REI/VG) **Agent Comments**

2 2 2

Price: \$670,000

Method: Sold Before Auction

Date: 15/09/2022

Property Type: Apartment

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.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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