

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

501/16 WOORAYL STREET CARNEGIE VIC 3163

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/405 NEERIM ROAD CARNEGIE VIC 3163	\$640,000	28-Mar-24
610/16 WOORAYL STREET CARNEGIE VIC 3163	\$630,000	20-Dec-23
211/16 WOORAYL STREET CARNEGIE VIC 3163	\$630,000	18-Jan-24

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: 23 July 2024



**2/405 NEERIM ROAD CARNEGIE
VIC 3163**

2 2 1

Sold Price

\$640,000

Sold Date

28-Mar-24

Distance

0.8km



**610/16 WOORAYL STREET
CARNEGIE VIC 3163**

2 2 1

Sold Price

\$630,000

Sold Date

20-Dec-23

Distance

0.02km



**211/16 WOORAYL STREET
CARNEGIE VIC 3163**

2 2 -

Sold Price

Sold Date

18-Jan-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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