

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

406/16 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2021

to

31 Oct 2022

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

104/16 WOORAYL STREET CARNEGIE VIC 3163	\$440,000	08-Nov-22
112/16 WOORAYL STREET CARNEGIE VIC 3163	\$420,000	10-Nov-22
8/43 ROSSTOWN ROAD CARNEGIE VIC 3163	\$408,000	09-Sep-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: 29 November 2022



**104/16 WOORAYL STREET
CARNEGIE VIC 3163**

1 1 1

Sold Price

^{RS}

\$440,000

Sold Date

08-Nov-22

Distance

0km



**112/16 WOORAYL STREET
CARNEGIE VIC 3163**

1 1 1

Sold Price

^{RS}

\$420,000

Sold Date

10-Nov-22

Distance

0km



**8/43 ROSSTOWN ROAD
CARNEGIE VIC 3163**

1 1 1

Sold Price

\$408,000

Sold Date

09-Sep-22

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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