

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

45 Wornack Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,550,000

&

\$1,600,000

Median sale price

Median price \$1,235,000

Property Type House

Suburb Carnegie

Period - From 29/10/2018

to

28/10/2019

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	25 Murrumbeena Cr MURRUMBEENA 3163	\$1,680,000	07/09/2019
2	18 James St GLEN HUNTLY 3163	\$1,602,000	07/09/2019
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:

29/10/2019 15:02



 4  -  0

Property Type: House

Land Size: 623.588 sqm approx

Agent Comments

Beautifully renovated 4 bedroom 2.5 bathroom Californian Bungalow, with private gate to Rosanna Reserve, enjoying a gorgeous main bedroom (fitted WIR & marble spa ensuite), north facing lounge (OFP), classic dining/study (OFP), stunning open living & dining, stylish stone kitchen (lve stove), a relaxing covered alfresco in the picturesque rear garden, superb period detail, solar panels, 2 water tanks, ducted heating/air cond, abundant storage, workshop & tandem parking (auto gates). Between Packer Park & Koornang Park.

Comparable Properties



25 Murrumbeena Cr MURRUMBEENA 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,680,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)



18 James St GLEN HUNTLY 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,602,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 670 sqm approx

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.