

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

3/15a Woomack Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$621,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/10/2021

to

31/12/2021

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	6/40-42 Coorigil Rd CARNEGIE 3163	\$797,000	03/11/2021
2	3/96 Mimosa Rd CARNEGIE 3163	\$785,000	26/12/2021
3	1/154 Grange Rd CARNEGIE 3163	\$760,000	18/12/2021

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:

22/02/2022 13:06

3/15a Woornack Road, Carnegie Vic 3163

**Jellis
Craig**

Trent Collie

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

December quarter 2021: \$621,000



2 1 1

Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



6/40-42 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$797,000

Method: Sold Before Auction

Date: 03/11/2021

Property Type: Unit



3/96 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$785,000

Method: Private Sale

Date: 26/12/2021

Property Type: Unit



1/154 Grange Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$760,000

Method: Auction Sale

Date: 18/12/2021

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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