

# 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

4/78 Wornack Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$830,000

### Median sale price

Median price

\$621,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/04/2023

to

30/06/2023

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 | 3/184 Koornang Rd CARNEGIE 3163       | \$953,000 | 29/07/2023   |
| 2 | 1/37 Wornack Rd CARNEGIE 3163         | \$867,000 | 13/05/2023   |
| 3 | 4/204 Murrumbeena Rd MURRUMBEENA 3163 | \$850,000 | 20/05/2023   |

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:

31/07/2023 10:32

4/78 Woornack Road, Carnegie Vic 3163

**Jellis  
Craig**

Ari Levin

9573 6100

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**Indicative Selling Price**

\$830,000

**Median Unit Price**

June quarter 2023: \$621,000



2 1 1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**3/184 Koornang Rd CARNEGIE 3163 (REI)**

**Agent Comments**

2 1 1

**Price:** \$953,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** Unit



**1/37 Woornack Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$867,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** Unit



**4/204 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** Unit

**Account - Jellis Craig | P: 03 9593 4500**



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