

# 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

3/74 Woonack 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

\$1,035,000

### Median sale price

Median price

\$1,366,000

Property Type

House

Suburb

Carnegie

Period - From

13/03/2020

to

12/03/2021

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		
2		
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:

13/03/2021 16:27

3/74 Woornack Road, Carnegie Vic 3163

**Jellis  
Craig**

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**Indicative Selling Price**

\$1,035,000

**Median House Price**

13/03/2020 - 12/03/2021: \$1,366,000



 3  2  2

**Property Type:** Townhouse (Res)

Agent Comments

Supremely serene 3 bedroom + study 2.5 bathroom family town residence, featuring warehouse-style open plan living/dining, a chic stone kitchen (Asko dishwasher), a tranquil study/retreat and a park-like courtyard of established greenery with 2 alfresco decks. An easy-living haven, it's complete with Tasmanian Oak floors, R/C air cond, abundant storage, full security, double glazing, solar hot water & a double auto garage. Parkside living, walk to Left Field café, minutes to train, Murrumbeena Village and schools.

## Comparable Properties

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