

# 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

61B 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)

Range between \$1,380,000

&

\$1,430,000

### Median sale price

Median price \$1,062,000

Property Type Townhouse

Suburb Carnegie

Period - From 14/06/2021

to

13/06/2022

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:

14/06/2022 08:55

61B Woornack Road, Carnegie Vic 3163

**Jellis  
Craig**

Anthony Fordham  
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**Indicative Selling Price**

\$1,380,000 - \$1,430,000

**Median Townhouse Price**

14/06/2021 - 13/06/2022: \$1,062,000



 3  2  2

**Rooms:** 6

**Property Type:** Townhouse

**Land Size:** 298m2 sqm approx

Agent Comments

A celebration of excellence, this first rate 3 bedroom + study 2 bathroom contemporary town residence evokes a stylish sense of indoor outdoor entertaining, enjoying a brilliant living and dining area, stellar stone kitchen (Miele double oven), barbecue deck and outdoor spa in a bamboo bordered rear garden. Packed with storage, this sublime residence includes engineered Oak floorboards, ducted heating/cooling, security, auto garage and parking. Family friendly, walk to Rosanna Street Reserve and Packer Park, close to Murrumbeena Road shops & the Chadstone/Southland bus.

## Comparable Properties

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.

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



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