

# 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

2/16 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 \$930,000 & \$1,010,000

### Median sale price

Median price \$615,000 Property Type Unit Suburb Carnegie

Period - From 01/07/2022 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	3/30 Wornack Rd CARNEGIE 3163	\$1,006,000	20/05/2023
2	1/51 Coorigil Rd CARNEGIE 3163	\$1,000,000	17/06/2023
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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: 08/08/2023 15:18



**Property Type:** Unit

**Land Size:** 225 sqm approx

**Agent Comments**

## Comparable Properties



**3/30 Woornack Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**



**Price:** \$1,006,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** Unit



**1/51 Coorigil Rd CARNEGIE 3163 (REI)**

**Agent Comments**



**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 227 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.