

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

4/16 Jersey Parade, Carnegie Vic 3163

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2023 to 31/03/2024 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	9/14 Yendon Rd CARNEGIE 3163	\$424,000	01/06/2024
2	2/33 Rosstown Rd CARNEGIE 3163	\$396,000	25/05/2024
3	16/5 Warley Rd MALVERN EAST 3145	\$387,500	29/05/2024

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:

18/06/2024 12:58



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$380,000 - \$418,000
Median Unit Price
Year ending March 2024: \$625,000

Comparable Properties



9/14 Yendon Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$424,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Apartment



2/33 Rosstown Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$396,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Apartment



16/5 Warley Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$387,500
Method: Sold Before Auction
Date: 29/05/2024
Property Type: Apartment