

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/04/2022

to

31/03/2023

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	4/19 Gnarwyn Rd CARNEGIE 3163	\$814,000	24/06/2023
2	4/13 Anzac St CARNEGIE 3163	\$810,000	04/03/2023
3	1/2 Waratah Av GLEN HUNTLY 3163	\$763,000	13/05/2023

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:

04/07/2023 15:18

4/78 Woornack Road, Carnegie Vic 3163

**Jellis
Craig**

Ari Levin
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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

Year ending March 2023: \$635,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



4/19 Gnarwyn Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$814,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Unit



4/13 Anzac St CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$810,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Unit



1/2 Waratah Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$763,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



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