## 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 Warina Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,480,000		&		\$1,580,000			
Median sale price								
Median price	\$1,675,500	Pro	Property Type Hou		JSE		Suburb	Carnegie
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	11 Florence St ORMOND 3204	\$1,650,000	17/02/2024
2	200 Neerim Rd CARNEGIE 3163	\$1,580,000	15/03/2024
3	1B Wahroongaa Cr MURRUMBEENA 3163	\$1,520,000	26/11/2023

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:

07/05/2024 16:05





Myron Ching





Property Type: House Land Size: 500 sqm approx Agent Comments 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$1,480,000 - \$1,580,000 Median House Price Year ending March 2024: \$1,675,500

# **Comparable Properties**

Cun Per	11 Florence St ORMOND 3204 (REI/VG) 4 1 3 Price: \$1,650,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 561 sqm approx	Agent Comments
	200 Neerim Rd CARNEGIE 3163 (REI) 4 2 2 2 Price: \$1,580,000 Method: Private Sale Date: 15/03/2024 Property Type: House	Agent Comments
	1B Wahroongaa Cr MURRUMBEENA 3163 (REI/VG)   Image: Signal and Size: \$1,520,000   Method: Sold Before Auction   Date: 26/11/2023   Property Type: House (Res)   Land Size: 556 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 9593 4500





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