

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 between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,675,500 Property Type House 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	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



4 2 2

Property Type: House
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price

\$1,480,000 - \$1,580,000

Median House Price

Year ending March 2024: \$1,675,500

Comparable Properties



11 Florence St ORMOND 3204 (REI/VG)

Agent Comments

4 1 3

Price: \$1,650,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 561 sqm approx



200 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

4 2 2

Price: \$1,580,000
Method: Private Sale
Date: 15/03/2024
Property Type: House



1B Wahroonga Cr MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$1,520,000
Method: Sold Before Auction
Date: 26/11/2023
Property Type: House (Res)
Land Size: 556 sqm approx

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