

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

7/66 WOORNACK ROAD CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

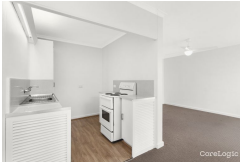
4/38 MOONYA ROAD CARNEGIE VIC 3163	\$305,000	09-Jan-24
9/176 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$300,000	27-Nov-23
5/24 MARGARET STREET CARNEGIE VIC 3163	\$325,000	06-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 17 April 2024

Nicole Prime
P 0395256653
M 0418940962
E Nicoleprime@mcgrath.com.au

**4/38 MOONYA ROAD CARNEGIE
VIC 3163**

1 1 1

Sold Price **\$305,000** Sold Date **09-Jan-24**

Distance **0.27km**

**9/176 MURRUMBEENA ROAD
MURRUMBEENA VIC 3163**

1 1 1

Sold Price **\$300,000** Sold Date **27-Nov-23**

Distance **0.29km**

**5/24 MARGARET STREET
CARNEGIE VIC 3163**

1 1 1

Sold Price **\$325,000** Sold Date **06-Jan-24**

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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