## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 9/16 Jersey Parade, Carnegie Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$340,000		&		\$360,000					
Median sale pi	rice									
Median price	\$663,250	Pro	operty Type	Unit			Suburb	Carnegie		
Period - From	01/10/2023	to	31/12/2023		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	4/54 Moonya Rd CARNEGIE 3163	\$360,000	16/09/2023
2	10/5 Gnarwyn Rd CARNEGIE 3163	\$345,000	15/12/2023
3	8/42 Elliott Av CARNEGIE 3163	\$343,000	20/09/2023

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:

30/01/2024 09:35



9/16 Jersey Parade, Carnegie Vic 3163







**Property Type:** Apartment Agent Comments

Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$340,000 - \$360,000 Median Unit Price December quarter 2023: \$663,250

# **Comparable Properties**



4/54 Moonya Rd CARNEGIE 3163 (REI/VG)



Price: \$360,000 Method: Auction Sale Date: 16/09/2023 Property Type: Unit Land Size: 57 sqm approx

10/5 Gnarwyn Rd CARNEGIE 3163 (REI)

Agent Comments

Agent Comments





Price: \$345,000 Method: Private Sale Date: 15/12/2023 Property Type: Apartment

8/42 Elliott Av CARNEGIE 3163 (REI/VG)



Agent Comments



Price: \$343,000 Method: Sold Before Auction Date: 20/09/2023 Property Type: Apartment

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



property data

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