

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

318/16 WOORAYL STREET 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

\$460,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

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

| | | |
|--|-----------|-----------|
| 517/16 WOORAYL STREET CARNEGIE VIC 3163 | \$490,000 | 02-Jun-23 |
| 101/60 BELGRAVE ROAD MALVERN EAST VIC 3145 | \$530,000 | 28-Nov-23 |
| 106/9 BELSIZE AVENUE CARNEGIE VIC 3163 | \$491,000 | 02-Dec-23 |

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: 03 April 2024



**517/16 WOORAYL STREET
 CARNEGIE VIC 3163**

 1  1  1

Sold Price **\$490,000** Sold Date **02-Jun-23**

Distance **0km**



**101/60 BELGRAVE ROAD
 MALVERN EAST VIC 3145**

 1  1  1

Sold Price **\$530,000** Sold Date **28-Nov-23**

Distance **1.09km**



**106/9 BELSIZE AVENUE CARNEGIE
 VIC 3163**

 1  1  1

Sold Price **\$491,000** Sold Date **02-Dec-23**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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