

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

4/32 JERSEY PARADE 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

7/19 JERSEY PARADE CARNEGIE VIC 3163	\$625,000	15-Mar-25
101/2 BELSIZE AVENUE CARNEGIE VIC 3163	\$550,000	07-Jun-25
3/16 SHEPPARSON AVENUE CARNEGIE VIC 3163	\$585,000	31-Jul-25

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.~~

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7/19 JERSEY PARADE CARNEGIE VIC 3163

Sold Price **\$625,000** Sold Date **15-Mar-25**

2 1 1

Distance **0.11km**



101/2 BELSIZE AVENUE CARNEGIE VIC 3163

Sold Price **\$550,000** Sold Date **07-Jun-25**

2 1 1

Distance **0.14km**



3/16 SHEPPARSON AVENUE CARNEGIE VIC 3163

Sold Price ^{RS} **\$585,000** ^{UN} Sold Date **31-Jul-25**

2 1 1

Distance **0.21km**

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

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