

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 3/66 Wornack Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$339,000

Median sale price

Median price \$516,500 House Unit X Suburb Carnegie

Period - From 01/10/2017 to 30/09/2018 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	15/67-69 Moonya Rd CARNEGIE 3163	\$340,000	09/08/2018
2	14/17 Shepparson Av CARNEGIE 3163	\$332,000	15/09/2018
3	8/66 Wornack Rd CARNEGIE 3163	\$300,000	23/07/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$339,000
Median Unit Price
Year ending September 2018: \$516,500

Comparable Properties



15/67-69 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

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Price: \$340,000
Method: Sold Before Auction
Date: 09/08/2018
Rooms: -
Property Type: Apartment



14/17 Shepparson Av CARNEGIE 3163 (REI)

Agent Comments

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Price: \$332,000
Method: Auction Sale
Date: 15/09/2018
Rooms: -
Property Type: Apartment



8/66 Woonack Rd CARNEGIE 3163 (REI/VG)

Agent Comments

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Price: \$300,000
Method: Private Sale
Date: 23/07/2018
Rooms: 3
Property Type: Apartment