

## 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 6/80 Wornack Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$270,000 & \$295,000

#### Median sale price

Median price \$511,000 House Unit X Suburb Carnegie

Period - From 01/07/2018 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	9/123 Grange Rd GLEN HUNTLY 3163	\$285,000	02/07/2018
2	9/13 Rosedale Av GLEN HUNTLY 3163	\$280,000	21/08/2018
3	6/20 Emily St CARNEGIE 3163	\$295,000	20/06/2018

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.

6/80 Woornack Road, Carnegie Vic 3163



 1  1  1

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$270,000 - \$295,000  
**Median Unit Price**  
September quarter 2018: \$511,000

TERMS:10% deposit, balance 30, 45 or 60 days WATER RATES: to be advised COUNCIL RATES: to be advised OWNERS CORPORATION: to be advised POTENTIAL RENT: \$300.00 - \$330.00 per week approx.

## Comparable Properties



9/123 Grange Rd GLEN HUNTLY 3163 (REI)

[Agent Comments](#)

 1  1  1

**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 02/07/2018  
**Rooms:** 2  
**Property Type:** Apartment



9/13 Rosedale Av GLEN HUNTLY 3163 (REI)

[Agent Comments](#)

 1  1  1

**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 21/08/2018  
**Rooms:** -  
**Property Type:** Apartment



6/20 Emily St CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

 1  1  1

**Price:** \$295,000  
**Method:** Sold Before Auction  
**Date:** 20/06/2018  
**Rooms:** 2  
**Property Type:** Apartment