

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

1/32 Jersey Parade, Carnegie Vic 3163

Indicative selling price

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

Single Price

\$650,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Carnegie

Period - From

1/10/2020

to

31/12/2020

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	7/33 Coorigil Rd CARNEGIE 3163	\$667,500	13/11/2020
2	2/19 Fisher St MALVERN EAST 3145	\$660,000	17/11/2020
3	5/2 Gibson St CAULFIELD EAST 3145	\$617,000	19/11/2020

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:

21/01/2021 9.31 am



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
18/12/2019 - 17/12/2020: \$639,475

Comparable Properties



7/33 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$667,500
Method: Private Sale
Date: 13/11/2020
Property Type: Apartment



2/19 Fisher St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 17/11/2020
Property Type: Apartment



5/2 Gibson St CAULFIELD EAST 3145 (REI)

Agent Comments



Price: \$617,000
Method: Sold Before Auction
Date: 19/11/2020
Property Type: Townhouse (Res)