## 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

4/16 Jersey Parade, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$380,000		&		\$418,000			
Median sale p	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9/14 Yendon Rd CARNEGIE 3163	\$424,000	01/06/2024
2	2/33 Rosstown Rd CARNEGIE 3163	\$396,000	25/05/2024
3	16/5 Warley Rd MALVERN EAST 3145	\$387,500	29/05/2024

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:

18/06/2024 12:58



4/16 Jersey Parade, Carnegie Vic 3163



Peter Liu 0410380606 peter.liu@raywhite.com





Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$380,000 - \$418,000 **Median Unit Price** Year ending March 2024: \$625,000

# **Comparable Properties**



9/14 Yendon Rd CARNEGIE 3163 (REI)



Price: \$424,000 Method: Auction Sale Date: 01/06/2024 Property Type: Apartment Agent Comments



2/33 Rosstown Rd CARNEGIE 3163 (REI)

Agent Comments





Price: \$396,000 Method: Auction Sale Date: 25/05/2024 Property Type: Apartment

16/5 Warley Rd MALVERN EAST 3145 (REI)

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Agent Comments



Price: \$387.500 Method: Sold Before Auction Date: 29/05/2024 Property Type: Apartment

#### Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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