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	8/24 WOORAYL STREET 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~~		or range between	$495,000	&	$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$638,000	Property type	Unit	Suburb	Carnegie
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
5/15 DARLING ROAD MALVERN EAST VIC 3145	528000	11-Nov-24
401/1A FINCH STREET MALVERN EAST VIC 3145	510000	31-Jan-25
5/27 MOAMA ROAD MALVERN EAST VIC 3145	520000	16-Dec-24

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.~~

This Statement of Information was prepared on: 21 April 2025

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5/15 DARLING ROAD MALVERN EAST VIC 3145

2 1 1

Sold Price **528000** Sold Date **11-Nov-24**

Distance **0.44km**

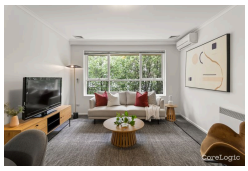


401/1A FINCH STREET MALVERN EAST VIC 3145

2 1 1

Sold Price **510000** Sold Date **31-Jan-25**

Distance **1.89km**



5/27 MOAMA ROAD MALVERN EAST VIC 3145

2 1 1

Sold Price **520000** Sold Date **16-Dec-24**

Distance **1.13km**

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

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