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 consumer.vic.gov.au/underquoting

Range between $360,000 & $380,000

Median sale price

Median price $589,000 Property Type Unit Suburb Carnegie

Period - From 22/07/2023 to 21/07/2024 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	2/71 Tranmere Av CARNEGIE 3163	$375,000	29/05/2024
2	5/42 Elliott Av CARNEGIE 3163	$373,400	17/05/2024
3	13/5 Gnarwyn Rd CARNEGIE 3163	$365,000	14/06/2024

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: 22/07/2024 10:43

4/16 Jersey Parade, Carnegie Vic 3163

Peter Liu
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1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$360,000 - $380,000
Median Unit Price
22/07/2023 - 21/07/2024: $589,000

Comparable Properties



2/71 Tranmere Av CARNEGIE 3163 (REI/VG)

1 1 1

Price: $375,000
Method: Sold Before Auction
Date: 29/05/2024
Property Type: Apartment

Agent Comments



5/42 Elliott Av CARNEGIE 3163 (REI/VG)

1 1 1

Price: $373,400
Method: Sold Before Auction
Date: 17/05/2024
Property Type: Apartment

Agent Comments



13/5 Gnarwyn Rd CARNEGIE 3163 (REI)

1 1 1

Price: $365,000
Method: Sold Before Auction
Date: 14/06/2024
Property Type: Unit

Agent Comments

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