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	10/28 Jersey Parade, Carnegie Vic 3163

Indicative selling price

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

Range between $870,000 & $900,000

Median sale price

Median price $1,700,000 Property Type House Suburb Carnegie

Period - From 01/10/2023 to 30/09/2024 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	1/14 Arawatta St CARNEGIE 3163	$970,000	09/11/2024
2	804/16 Woorayl St CARNEGIE 3163	$999,500	14/11/2024
3	5/14 Elliott Av CARNEGIE 3163	$860,000	05/09/2024

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: 28/11/2024 16:23

10/28 Jersey Parade, Carnegie Vic 3163

Todd Dixon
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3 2 2

Property Type: Apartment
Land Size: 213 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $900,000
Median House Price
Year ending September 2024: $1,700,000

Comparable Properties

1/14 Arawatta St CARNEGIE 3163 (REI)

3 2 2

Agent Comments

Price: $970,000
Method:
Date: 09/11/2024
Property Type: Apartment



804/16 Woorayl St CARNEGIE 3163 (REI)

3 2 2

Agent Comments

Price: $999,500
Method: Auction Sale
Date: 14/11/2024
Property Type: Apartment



5/14 Elliott Av CARNEGIE 3163 (REI/VG)

3 2 2

Agent Comments

Price: $860,000
Method: Private Sale
Date: 05/09/2024
Property Type: Apartment

Account - Buxton | P: 03 9563 9933

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