

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

4/62 Truganini Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$520,000

&

\$572,000

Median sale price

Median price \$527,000

House

Unit

X

Suburb

Carnegie

Period - From 01/04/2018

to

30/06/2018

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	5/11 Wattle Av GLEN HUNTLY 3163	\$552,500	18/06/2018
2	206/1177 Glen Huntly Rd GLEN HUNTLY 3163	\$535,000	15/09/2018
3	312/276 Neerim Rd CARNEGIE 3163	\$535,000	28/05/2018

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.



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Rooms:
Property Type: Flat
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
 \$520,000 - \$572,000
Median Unit Price
 June quarter 2018: \$527,000

Comparable Properties



5/11 Wattle Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$552,500
Method: Private Sale
Date: 18/06/2018
Rooms: 3
Property Type: Unit



206/1177 Glen Huntly Rd GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$535,000
Method: Auction Sale
Date: 15/09/2018
Rooms: 3
Property Type: Apartment



312/276 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$535,000
Method: Private Sale
Date: 28/05/2018
Rooms: -
Property Type: Apartment