

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

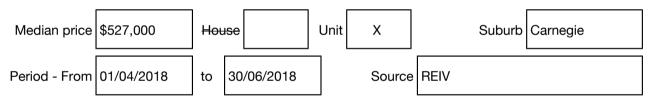
4/62 Truganini Road, Carnegie Vic 3163

Indicative selling price

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

Range between	\$520,000	&	\$572,000	
				1

Median sale price



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.

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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



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



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



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



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

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