

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

1/84 Truganini Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$609,500

Property Type Unit

Suburb Carnegie

Period - From 19/06/2022

to

18/06/2023

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	2/39 Wheeler St ORMOND 3204	\$1,040,000	18/03/2023
2	3/30 Woonack Rd CARNEGIE 3163	\$1,006,000	20/05/2023
3	9/200 Murrumbeena Rd MURRUMBEENA 3163	\$972,000	20/05/2023

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:

19/06/2023 16:31

1/84 Truganini Road, Carnegie Vic 3163

**Jellis
Craig**

Trent Collie

9593 4500

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Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

19/06/2022 - 18/06/2023: \$609,500



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



2/39 Wheeler St ORMOND 3204 (REI/VG)

Agent Comments

2 2 2

Price: \$1,040,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Unit



3/30 Woornack Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 1

Price: \$1,006,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Unit



9/200 Murrumbreena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$972,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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