

# 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

12/98 Truganini Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,250,000

### Median sale price

Median price \$1,200,000 Property Type Townhouse Suburb Carnegie

Period - From 09/10/2023 to 08/10/2024 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	1/98 Truganini Rd CARNEGIE 3163	\$1,150,000	25/07/2024
2	6/2 Anzac St CARNEGIE 3163	\$1,200,000	07/05/2024
3	5/14 Tranmere Av CARNEGIE 3163	\$1,300,000	15/04/2024

**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: 09/10/2024 18:15

Maggie Sun

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4 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,250,000

**Median Townhouse Price**

09/10/2023 - 08/10/2024: \$1,200,000

## Comparable Properties



1/98 Truganini Rd CARNEGIE 3163 (REI)

Agent Comments

4 3 2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 25/07/2024

**Property Type:** Townhouse (Single)



6/2 Anzac St CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 07/05/2024

**Property Type:** Townhouse (Res)



5/14 Tranmere Av CARNEGIE 3163 (REI)

Agent Comments

3 2 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 15/04/2024

**Property Type:** Townhouse (Single)

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