

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

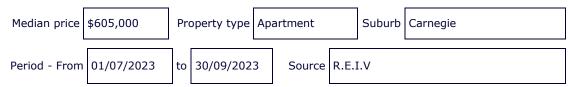
Property offered for sale

Address Including suburb and 202/93 Truganini Road, Carnegie 3163 postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$	or range between	\$570,000	&	\$620,000		

Median sale price



Comparable property sales

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
111/28 Jersey Parade, Carnegie 3163	\$622,888	21/08/2023
209/25 Truganini Road, Carnegie 3163	\$580,000	09/09/2023
104/2 Ulupna Road, Ormond 3204	\$600,000	10/08/2023

This Statement of Information was prepared on: 05/11/2023