hockingstuart



Rooms: Property Type: Townhouse (Res) Land Size: 207 sqm approx Agent Comments Kon Galitos 03 9569 3666 0414 902 680 kgalitos@hockingstuart.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending March 2017: \$1,350,000

Imposing with a contemporary façade, this freestanding 4 bedroom 3 bathroom family home is superbly spacious with low maintenance comfort. Quality built with a reinforced steel frame, this eye-opening home enjoys a tiled entry, downstairs guest bedroom/2nd living (2 WIRs), stylish stone kitchen (Siemens dishwasher), open plan living & dining (gas log fire), 3 large upstairs bedrooms (BIRs, main - WIR & generous ensuite), 2 neutral bathrooms & laundry. With high ceilings, this easy care family haven is appointed with R/C air cond, a security door, private courtyard, shed & auto gate to a double auto garage. A lifestyle locale, a heartbeat to tram, cafes & Carnegie PS.

Comparable Properties

47a Rosella St MURRUMBEENA 3163 (REI/VG) 47a Rosella St MURRUMBEENA 3163 (REI/VG) 5 7 7 7 8 9 9 1 1 1 2 1 1 1 2 1 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 2 1 2 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2	Agent Comments
1/26 Mernda Av CARNEGIE 3163 (REI/VG) 4 2 1 Price: \$1,205,000 Method: Auction Sale Date: 25/02/2017 Rooms: 5 Property Type: Townhouse (Res) Land Size: 270 sqm approx	Agent Comments
1/376 Neerim Rd CARNEGIE 3163 (REI) 4 2 2 2 Price: \$1,201,000 Method: Auction Sale Date: 06/05/2017 Rooms: 5 Property Type: Townhouse (Res)	Agent Comments

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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 1/108 Truganini Road, Carnegie Vic 3163 Including suburb and postcode

Indicative selling price

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

 Range between
 \$1,200,000
 &
 \$1,300,000

 Median sale price

Median price \$1,350,000 House X Suburb Carnegie Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
47a Rosella St MURRUMBEENA 3163	\$1,255,000	25/02/2017
1/26 Mernda Av CARNEGIE 3163	\$1,205,000	25/02/2017
1/376 Neerim Rd CARNEGIE 3163	\$1,201,000	06/05/2017

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