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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2017: \$1,350,000


 4
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  2
Rooms:**Property Type:** Townhouse (Res)**Land Size:** 207 sqm approx

Agent Comments

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)** Agent Comments
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Price: \$1,255,000**Method:** Auction Sale**Date:** 25/02/2017**Rooms:** 5**Property Type:** Townhouse (Res)**Land Size:** 297 sqm approx**1/26 Mernda Av CARNEGIE 3163 (REI/VG)**

Agent Comments

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Price: \$1,205,000**Method:** Auction Sale**Date:** 25/02/2017**Rooms:** 5**Property Type:** Townhouse (Res)**Land Size:** 270 sqm approx**1/376 Neerim Rd CARNEGIE 3163 (REI)**

Agent Comments

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Price: \$1,201,000**Method:** Auction Sale**Date:** 06/05/2017**Rooms:** 5**Property Type:** Townhouse (Res)

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

1/108 Truganini Road, Carnegie Vic 3163

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