

# 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

1/40 Tranmere Avenue, 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

\$500,000

&

\$540,000

### Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/04/2022

to

31/03/2023

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	105/86 Truganini Rd CARNEGIE 3163	\$625,000	11/03/2023
2	1/1a Royal Av GLEN HUNTLY 3163	\$500,000	19/04/2023
3	7/10 Ormond Rd ORMOND 3204	\$500,000	01/03/2023

**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:

25/05/2023 11:30



 2  1  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$540,000

**Median Unit Price**

Year ending March 2023: \$635,000

## Comparable Properties



**105/86 Truganini Rd CARNEGIE 3163 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$625,000

**Method:** Auction Sale

**Date:** 11/03/2023

**Property Type:** Apartment



**1/1a Royal Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 19/04/2023

**Property Type:** Apartment



**7/10 Ormond Rd ORMOND 3204 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 01/03/2023

**Property Type:** Apartment