# 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$500,000		&		\$540,000			
Median sale p	rice							
Median price	\$635,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ade	dress 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









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)



Price: \$625,000 Method: Auction Sale Date: 11/03/2023 Property Type: Apartment

Agent Comments



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

Agent Comments





Price: \$500,000 Method: Private Sale Date: 19/04/2023 Property Type: Apartment

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



Agent Comments



Price: \$500.000 Method: Private Sale Date: 01/03/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



propertydata

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