

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

4/70 Truganini Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$870,000

&

\$930,000

Median sale price

Median price \$1,092,500

Property Type Townhouse

Suburb Carnegie

Period - From 16/02/2021

to

15/02/2022

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	2/23 St Huberts Rd CARNEGIE 3163	\$935,000	24/11/2021
2	1/10 Weeroona Rd MURRUMBEENA 3163	\$925,000	04/12/2021
3	2/1a Cosy Gum Rd CARNEGIE 3163	\$910,000	28/12/2021

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:

16/02/2022 21:07



2 2 1

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

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Indicative Selling Price

\$870,000 - \$930,000

Median Townhouse Price

16/02/2021 - 15/02/2022: \$1,092,500

Comparable Properties



2/23 St Huberts Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$935,000

Method: Private Sale

Date: 24/11/2021

Property Type: Villa



1/10 Weeroona Rd MURRUMBEENA 3163 (REI)

Agent Comments

2 1 1

Price: \$925,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Unit



2/1a Cosy Gum Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$910,000

Method: Private Sale

Date: 28/12/2021

Property Type: Unit