

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

1/114 Truganini Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$637,500

House

Unit

X

Suburb

Carnegie

Period - From 01/01/2017

to

31/12/2017

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	3/16 Bute St MURRUMBEENA 3163	\$892,500	21/10/2017
2	6/15-17 Kangaroo Rd MURRUMBEENA 3163	\$860,000	13/12/2017
3	8/203 Grange Rd GLEN HUNTLY 3163	\$760,000	23/09/2017

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.



 3
  2
  1

Rooms:**Property Type:** Flat**Land Size:** 299.092 sqm approx**Agent Comments****Indicative Selling Price**

\$800,000 - \$880,000

Median Unit Price

Year ending December 2017: \$637,500

The ease of single level living Front, (1 of 2 only). Single level 3 bedroom 2 bathroom villa that offers tremendous light, space and a location that is often sought, though rarely available. This beautifully maintained, one owner home is moments to thriving Koornang Rd shopping, Koornang Park Swim Centre, Packer Park, city bound tram and all desired lifestyle attractions.

Comparable Properties

**3/16 Bute St MURRUMBEENA 3163 (REI)****Agent Comments**

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  1
  2

Price: \$892,500**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** -**Property Type:** Unit**6/15-17 Kangaroo Rd MURRUMBEENA 3163 (REI)****Agent Comments**

 3
  1
  2

Price: \$860,000**Method:** Sold Before Auction**Date:** 13/12/2017**Rooms:** 5**Property Type:** Villa**8/203 Grange Rd GLEN HUNTLY 3163 (REI)****Agent Comments**

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  1
  1

Price: \$760,000**Method:** Auction Sale**Date:** 23/09/2017**Rooms:** -**Property Type:** Unit