

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

1/16 TRUGANINI ROAD CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 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

8/6 ROSSTOWN ROAD CARNEGIE VIC 3163	\$470,000	14-Feb-25
5/27 MOAMA ROAD MALVERN EAST VIC 3145	\$520,000	16-Dec-24
202/9 MORTON AVENUE CARNEGIE VIC 3163	\$500,000	14-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 24 February 2025



**8/6 ROSSTOWN ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS} **\$470,000** ^{UN}

Sold Date

14-Feb-25

 2  1  1

Distance

0.41km



**5/27 MOAMA ROAD MALVERN
EAST VIC 3145**

Sold Price

\$520,000

Sold Date

16-Dec-24

 2  1  1

Distance

1.1km



**202/9 MORTON AVENUE
CARNEGIE VIC 3163**

Sold Price

\$500,000

Sold Date

14-Dec-24

 2  1  1

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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