

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

79 Truganini Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,660,000

Median sale price

Median price

\$1,707,500

Property Type

House

Suburb

Carnegie

Period - From

01/01/2021

to

31/03/2021

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	28 Arawatta St CARNEGIE 3163	\$1,670,000	20/03/2021
2			
3			

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:

28/05/2021 14:08

79 Truganini Road, Carnegie Vic 3163

**Jellis
Craig**

Mark Staples

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Indicative Selling Price

\$1,660,000

Median House Price

March quarter 2021: \$1,707,500



 4  2  2

Property Type: House

Agent Comments

Absolutely irresistible on a sun filled corner, this double fronted Victorian's winning combination of classical charm & modern comfort is sure to excite families searching for their forever home. All the romance of a bygone era remains throughout its generous proportions alongside a quality previous renovation that contributes light filled open plan living areas, a showpiece Tasmanian Oak kitchen & divine undercover deck with brick OFP. Includes high rose ceilings, Baltic Pine & parquetry floors, excellent built in storage throughout, ducted heating, split cooling, secure carport.

Comparable Properties



28 Arawatta St CARNEGIE 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,670,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 554 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.