

# 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

1/112 Truganini Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$695,000

Property Type Unit

Suburb Carnegie

Period - From 01/10/2020

to 31/12/2020

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	2/21 Newman Av CARNEGIE 3163	\$1,157,000	06/12/2020
2	1/68 Grange Rd CARNEGIE 3163	\$1,065,000	01/08/2020
3	2/33 Mimosa Rd CARNEGIE 3163	\$1,055,000	28/11/2020

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:

27/01/2021 17:21



3 2 2

**Property Type:** Unit

**Land Size:** 280 sqm approx

Agent Comments

Located in the heart of Carnegie's cosmopolitan cafe lifestyle, this single level street-front residence will appeal to young & old with tram, parks & cafes just moments away. One of just two free-standing homes built for a lifetime of low-maintenance living. Beyond the security entrance and intercom, a central hall separates the master with ensuite & WIR from two further double bedrooms, each with BIRs. The main bathroom is huge and the open plan kitchen/dining/living is superbly spacious and sunny which opens out to a bright north-facing courtyard leading around to a double garage.

## Comparable Properties



**2/21 Newman Av CARNEGIE 3163 (REI)**

Agent Comments

3 2 2

**Price:** \$1,157,000

**Method:** Auction Sale

**Date:** 06/12/2020

**Property Type:** Villa

**Land Size:** 418 sqm approx



**1/68 Grange Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,065,000

**Method:** Auction Sale

**Date:** 01/08/2020

**Property Type:** Unit



**2/33 Mimosa Rd CARNEGIE 3163 (REI)**

Agent Comments

3 2 2

**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** Unit