

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 48 Truganini Road, Carnegie 3163

Indicative selling price

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

Single price \$1,829,000 or range between - & -

Median sale price

Median price \$1,788,000 Property type House Suburb Carnegie

Period - From 1/04/2021 to 31/03/2022 Source REIV

Comparable property sales

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	13 Katrina Ave, Murrumbeena 3163	\$1,950,000	29/03/2022
2	79 Oakleigh Road, Carnegie 3163	\$1,928,000	09/04/2022
3	16 McPherson Ave, Carnegie 3163	\$1,845,000	12/02/2022

This Statement of Information was prepared on: 23/04/2022