

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

2/9 Tranmere Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$770,000

&

\$830,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Carnegie

Period - From 01/04/2019

to 31/03/2020

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	4/56 Coorigil Rd CARNEGIE 3163	\$815,000	13/03/2020
2	2/16 Rigby Av CARNEGIE 3163	\$800,000	07/03/2020
3	2/7 Mackay Av GLEN HUNTLY 3163	\$790,000	16/04/2020

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:

03/06/2020 17:46

2/9 Tranmere Avenue, Carnegie Vic 3163

**Jellis
Craig**

James Cherry

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Indicative Selling Price

\$770,000 - \$830,000

Median Unit Price

Year ending March 2020: \$680,000



2 -

Property Type: Flat

Land Size: 252.122 sqm approx

Agent Comments

Comparable Properties



4/56 Coorigil Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$815,000

Method: Sold Before Auction

Date: 13/03/2020

Property Type: Unit



2/16 Rigby Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$800,000

Method: Auction Sale

Date: 07/03/2020

Rooms: 3

Property Type: Unit



2/7 Mackay Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$790,000

Method: Private Sale

Date: 16/04/2020

Rooms: 3

Property Type: Unit

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.