# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	2/9 Tranmere Avenue, Carnegie Vic 3163
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$770,000 & \$830,000	Range between	\$770,000	&	\$830,000
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### Median sale price

Median price	\$680,000	Pro	perty 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

Add	dress 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 comparableproperties 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





James Cherry 9573 6100 0400 960 305 jamescherry@jelliscraig.com.au

Indicative Selling Price \$770,000 - \$830,000 Median Unit Price Year ending March 2020: \$680,000

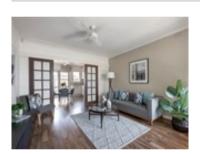


Property Type: Flat

Land Size: 252.122 sqm approx

**Agent Comments** 

# Comparable Properties



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

2





Price: \$815,000

Method: Sold Before Auction

Date: 13/03/2020 Property Type: Unit **Agent Comments** 



2/16 Rigby Av CARNEGIE 3163 (REI)

**---**| 2





**₽** 1

Price: \$800,000 Method: Auction Sale Date: 07/03/2020 Rooms: 3

Property Type: Unit

**Agent Comments** 



2/7 Mackay Av GLEN HUNTLY 3163 (REI)

**--** 2



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Price: \$790,000 Method: Private Sale Date: 16/04/2020

Rooms: 3

Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9593 4500



