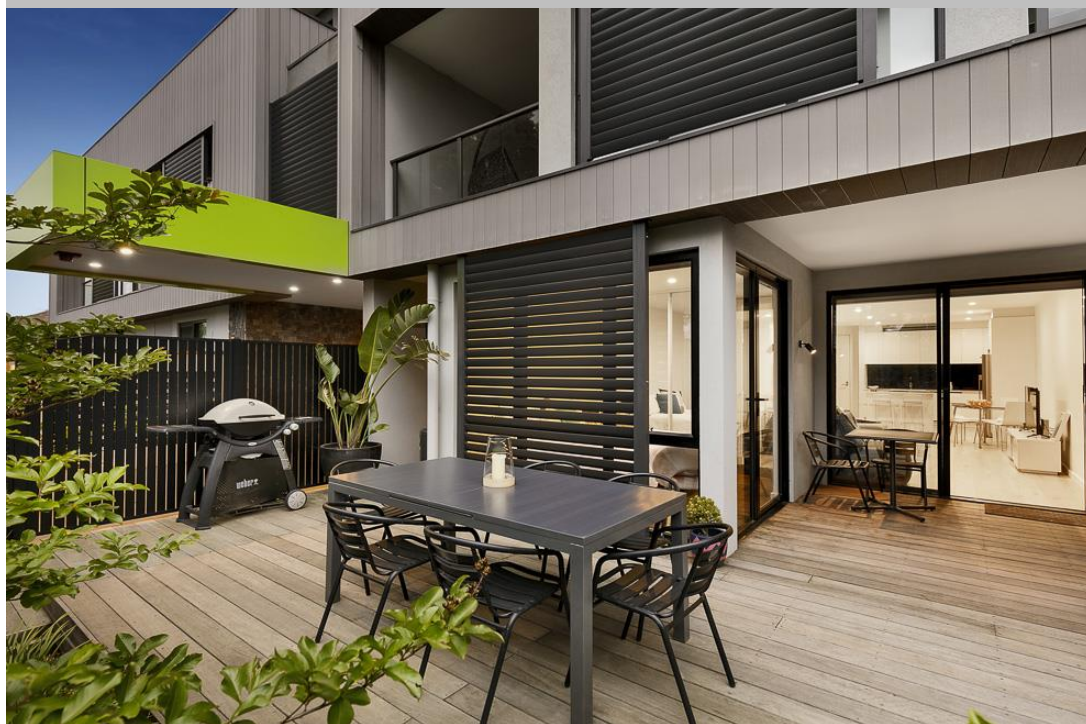


# J A CAIN

## STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED IN THE MELBOURNE  
METROPOLITAN AREA  
SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

11/25 TRUGANINI ROAD  
CARNEGIE 3163



Elizabeth Gorman  
0409 413 350  
elizabeth@jacain.com.au



Chris Cain  
0419 140 765  
chris@jacain.com.au



### Indicative selling price

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

Single Price: \$649,000

### Median Sale Price

Median price: \$582,500 Unit Suburb: Carnegie  
Period from: 1 Aug 2017 – 1 July 2018 – Source: REIV

### Comparable property sales

These are three properties sold within two kilometres of the property for sale in the past six months that the estate agent or agents representative consider to be most comparable to the property for sale.



104/21 Belsize Avenue  
Carnegie VIC 3163  
Sold Price: \$628,000  
Sold Date: 9 Aug 2018



108/247 Neerim Road  
Carnegie VIC 3163  
Sold Price: \$689,000  
Sold Date: 3 July 2018



5/93 Truganini Road  
Carnegie VIC 3163  
Sold Price: \$630,000  
Sold Date: 28 July  
2018