

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

55 Tranmere Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,547,500

Property Type House

Suburb Carnegie

Period - From 01/10/2019

to 31/12/2019

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	21 Hawson Av GLEN HUNTLY 3163	\$1,800,500	21/09/2019
2	20 Poplar Gr CARNEGIE 3163	\$1,726,000	10/08/2019
3	23 Emily St CARNEGIE 3163	\$1,715,000	14/09/2019

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:

04/02/2020 09:30



 4  2  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

December quarter 2019: \$1,547,500

Comparable Properties



21 Hawson Av GLEN HUNTLY 3163 (REI)

Agent Comments

 3  2  3

Price: \$1,800,500

Method: Auction Sale

Date: 21/09/2019

Rooms: 6

Property Type: House (Res)

Land Size: 725 sqm approx



20 Poplar Gr CARNEGIE 3163 (REI)

Agent Comments

 4  2  3

Price: \$1,726,000

Method: Auction Sale

Date: 10/08/2019

Rooms: 7

Property Type: House (Res)

Land Size: 692 sqm approx



23 Emily St CARNEGIE 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,715,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 572 sqm approx