

1/80 Truganini Road, Carnegie Vic 3163



3 2 1

**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 259 sqm approx

**Agent Comments**

Built 1995 Building Size: 125.7sqm Front unit in original condition

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

March quarter 2017: \$1,350,000

## Comparable Properties



**4/49 Coorigil Rd CARNEGIE 3163 (REI)**

3 1 2

**Price:** \$945,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 4  
**Property Type:** Unit

**Agent Comments**

Built 1985. Building size 99.2sqm. Updated kitchen. Double garage. 4 units on the block



**3/223 Kambrook Rd CAULFIELD 3162 (REI/VG)**

3 2 1

**Price:** \$921,000  
**Method:** Auction Sale  
**Date:** 26/03/2017  
**Rooms:** 4  
**Property Type:** Villa  
**Land Size:** 175 sqm approx

**Agent Comments**

Built 1998 - Building size 138.4sqm - land 202sqm - rear unit - 3 units on the block



**3/14 Park Av GLEN HUNTLY 3163 (REI/VG)**

3 1 1

**Price:** \$892,000  
**Method:** Sold Before Auction  
**Date:** 01/03/2017  
**Rooms:** 4  
**Property Type:** Unit

**Agent Comments**

Built 1983 - building size 111.3sqm - 4 units on the block

## 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

1/80 Truganini Road, Carnegie Vic 3163

#### Indicative selling price

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

Range between

\$800,000

&

\$880,000

#### Median sale price

Median price

\$1,350,000

House

X

Suburb

Carnegie

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/49 Coorigil Rd CARNEGIE 3163	\$945,000	20/05/2017
3/223 Kambrook Rd CAULFIELD 3162	\$921,000	26/03/2017
3/14 Park Av GLEN HUNTLY 3163	\$892,000	01/03/2017