

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

2/93 Truganini Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$700,000

Median sale price

Median price

\$621,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/04/2023

to

30/06/2023

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	214/60 Belgrave Rd MALVERN EAST 3145	\$720,000	19/05/2023
2	7/93 Truganini Rd CARNEGIE 3163	\$716,000	04/03/2023
3	208/28 Watson Gr GLEN HUNTLY 3163	\$690,000	22/03/2023

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:

18/07/2023 16:21



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



214/60 Belgrave Rd MALVERN EAST 3145 (REI)

Agent Comments

2 2 2

Price: \$720,000

Method: Private Sale

Date: 19/05/2023

Property Type: Apartment



7/93 Truganini Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$716,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Apartment



208/28 Watson Gr GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 2 2

Price: \$690,000

Method: Sold Before Auction

Date: 22/03/2023

Property Type: Apartment