

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

109/93 Truganini Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$606,500

Property Type

Unit

Suburb

Carnegie

Period - From

01/10/2022

to

31/12/2022

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	202/330 Neerim Rd CARNEGIE 3163	\$560,000	09/03/2023
2	3/13 Emily St CARNEGIE 3163	\$560,000	31/10/2022
3	201/276 Neerim Rd CARNEGIE 3163	\$555,000	21/03/2023

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:

14/04/2023 11:47



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



202/330 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$560,000

Method: Sold Before Auction

Date: 09/03/2023

Property Type: Apartment



3/13 Emily St CARNEGIE 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$560,000

Method: Private Sale

Date: 31/10/2022

Property Type: Apartment



201/276 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

 2  2  1

Price: \$555,000

Method: Private Sale

Date: 21/03/2023

Property Type: Apartment