

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

302/16 TRANMERE AVENUE CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 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

6/332 NEERIM ROAD CARNEGIE VIC 3163	\$640,000	30-Nov-22
104/3 ELLIOTT AVENUE CARNEGIE VIC 3163	\$640,000	22-Nov-22
102/28 JERSEY PARADE CARNEGIE VIC 3163	\$635,000	03-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 10 February 2023



6/332 NEERIM ROAD CARNEGIE VIC 3163

2 2 1

Sold Price

\$640,000

Sold Date **30-Nov-22**

Distance **0.03km**



104/3 ELLIOTT AVENUE CARNEGIE VIC 3163

2 2 1

Sold Price

Sold Date **22-Nov-22**

Distance **0.12km**



102/28 JERSEY PARADE CARNEGIE VIC 3163

2 2 1

Sold Price

^{RS} **\$635,000**

Sold Date **03-Nov-22**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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