

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 4/42 Tranmere Avenue, Carnegie Vic 3163

## Indicative selling price

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

or range between \$340,000 & \$370,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$621,250 ~~\*House~~ ☐ \*Unit ☒ Suburb Carnegie

Period - From 01/01/2019 to 31/03/2019 Source REIV

## Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 5/24 Holloway Street, ORMOND 3204	\$380,000	13/04/2019
2. 13/5 Murrumbeena Road, MURRUMBEENA 3163	\$368,000	09/05/2019
3. 4/21 Dunoon Street, MURRUMBEENA VIC 3163	\$335,000	01/06/2019