

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

2/32-34 Truganini Road 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Carnegie

Period-from

01 Dec 2019

to

30 Nov 2020

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

9/247 Neerim Road Carnegie VIC 3163	\$665,000	28-Jul-20
3/20 Kokaribb Road Carnegie VIC 3163	\$745,000	15-Nov-20
210/28 Jersey Parade Carnegie VIC 3163	\$638,500	14-Jul-20

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.~~

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9/247 Neerim Road Carnegie VIC 3163

2 2 1

Sold Price **\$665,000** Sold Date **28-Jul-20**

Distance **0.04km**



3/20 Kokaribb Road Carnegie VIC 3163

2 1 1

Sold Price ^{RS} **\$745,000** Sold Date **15-Nov-20**

Distance **0.17km**



210/28 Jersey Parade Carnegie VIC 3163

2 2 2

Sold Price **\$638,500** Sold Date **14-Jul-20**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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