

# 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

5/70 Truganini Road, Carnegie Vic 3163

### Indicative selling price

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

Range between \$870,000

&

\$940,000

### Median sale price

Median price \$737,000

Property Type Unit

Suburb Carnegie

Period - From 01/10/2019

to 31/12/2019

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	3/64 Lillimur Rd ORMOND 3204	\$960,000	06/01/2020
2	4/1 Wilson St MURRUMBEENA 3163	\$960,000	21/09/2019
3	1/89 Oakleigh Rd CARNEGIE 3163	\$905,000	14/12/2019

**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:

20/01/2020 16:32



3   2   2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**3/64 Lillimur Rd ORMOND 3204 (REI)**

Agent Comments

3   1   2

**Price:** \$960,000

**Method:** Private Sale

**Date:** 06/01/2020

**Rooms:** 4

**Property Type:** Townhouse (Res)



**4/1 Wilson St MURRUMBEENA 3163 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Rooms:** 4

**Property Type:** Townhouse (Res)



**1/89 Oakleigh Rd CARNEGIE 3163 (REI)**

Agent Comments

3   1   2

**Price:** \$905,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** Townhouse (Res)

**Land Size:** 191 sqm approx