

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

1/16 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Carnegie

Period-from

01 Jan 2024

to

31 Dec 2024

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

1/19A TRUGANINI ROAD CARNEGIE VIC 3163	\$580,000	27-Nov-24
7/4 KOKARIBB ROAD CARNEGIE VIC 3163	\$530,000	07-Sep-24
301/6 MORTON AVENUE CARNEGIE VIC 3163	\$585,000	11-Aug-24

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: 31 January 2025



1/19A TRUGANINI ROAD CARNEGIE VIC 3163 Sold Price

^{RS} **\$580,000** Sold Date **27-Nov-24**

2 1 1

Distance **0.08km**



7/4 KOKARIBB ROAD CARNEGIE VIC 3163 Sold Price

\$530,000 Sold Date **07-Sep-24**

2 1 -

Distance **0.17km**



301/6 MORTON AVENUE CARNEGIE VIC 3163 Sold Price

\$585,000 Sold Date **11-Aug-24**

2 1 1

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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