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	6/42 Tranmere Avenue, Carnegie Vic 3163
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$300,000	&	\$330,000
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Median sale price

Median price	\$642,500	Pro	perty Type	Jnit		Suburb	Carnegie
Period - From	01/07/2024	to	30/09/2024	9	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

Add	dress of comparable property	Price	Date of sale
1	4/1 Kitmont St MURRUMBEENA 3163	\$330,000	12/09/2024
2	5/8 Rosedale Av GLEN HUNTLY 3163	\$300,000	18/05/2024
3	10/87 Coorigil Rd CARNEGIE 3163	\$320,000	06/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/10/2024 13:36





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> Indicative Selling Price \$300,000 - \$330,000 Median Unit Price September quarter 2024: \$642,500



Property Type: Apartment Agent Comments

Comparable Properties



4/1 Kitmont St MURRUMBEENA 3163 (VG)

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Price: \$330,000 Method: Sale Date: 12/09/2024

Property Type: Strata Unit/Flat

Agent Comments

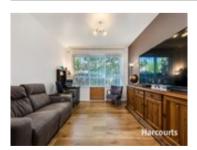


5/8 Rosedale Av GLEN HUNTLY 3163 (REI/VG) Agent Comments

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Price: \$300,000 Method: Auction Sale Date: 18/05/2024

Property Type: Apartment



10/87 Coorigil Rd CARNEGIE 3163 (REI/VG)

2 1 **2** 1 **3**

Price: \$320,000 Method: Private Sale Date: 06/05/2024

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500



