

# 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 6/32 Tranmere Avenue, Carnegie 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$370,000 & \$405,000

## Median sale price

Median price \$677,500 Property type Unit Suburb Carnegie  
Period - From 1/01/2020 to 31/03/2020 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
7/24 Dunoon St CARNEGIE 3163	\$427,500	4/04/2020
3/160 Grange Road CARNEGIE 3163	\$395,000	2/04/2020
1/225-229 Koornang Rd CARNEGIE 3163	\$380,000	8/04/2020

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: 2/05/2020