

# 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

7/31 Tranmere Avenue, 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

\$320,000

&

\$340,000

### Median sale price

Median price

\$621,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/04/2023

to

30/06/2023

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	13/55 Blackwood St CARNEGIE 3163	\$290,000	17/08/2023
2	14/36 Wornack Rd CARNEGIE 3163	\$285,000	19/06/2023
3	4/123 Grange Rd GLEN HUNTLY 3163	\$285,000	14/03/2023

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:

06/09/2023 10:40

7/31 Tranmere Avenue, Carnegie Vic 3163

**Jellis  
Craig**

Alex Grigoriadis

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**Indicative Selling Price**

\$320,000 - \$340,000

**Median Unit Price**

June quarter 2023: \$621,000



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**13/55 Blackwood St CARNEGIE 3163 (REI)**

Agent Comments

1 1 1

**Price:** \$290,000

**Method:** Private Sale

**Date:** 17/08/2023

**Property Type:** Apartment



**14/36 Woorack Rd CARNEGIE 3163 (REI)**

Agent Comments

1 1 1

**Price:** \$285,000

**Method:** Sold Before Auction

**Date:** 19/06/2023

**Property Type:** Apartment



**4/123 Grange Rd GLEN HUNTLY 3163 (VG)**

Agent Comments

1 - -

**Price:** \$285,000

**Method:** Sale

**Date:** 14/03/2023

**Property Type:** Strata Unit/Flat

**Account - Jellis Craig** | P: 03 9593 4500



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