

## 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

3-bedroom, 2-bathroom, 1-study, 2 car park 190sqm of total space  
CARNEGIE VIC 3163

### Indicative selling price

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

Single Price

\$1,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Dec 2023

to

30 Nov 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

1/84 TRUGANINI ROAD CARNEGIE VIC 3163	\$1,290,000	16-Jul-23
5/14 TRANMERE AVENUE CARNEGIE VIC 3163	\$1,300,000	15-Apr-24
1/46 WOORNACK ROAD CARNEGIE VIC 3163	\$1,325,000	14-May-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: 09 December 2024



**1/84 TRUGANINI ROAD CARNEGIE  
VIC 3163**

3 2 2

Sold Price

**\$1,290,000**

Sold Date

**16-Jul-23**

Distance

**0.6km**



**5/14 TRANMERE AVENUE  
CARNEGIE VIC 3163**

3 2 2

Sold Price

**\$1,300,000**

Sold Date

**15-Apr-24**

Distance

**0.7km**



**1/46 WOORNACK ROAD  
CARNEGIE VIC 3163**

3 2 2

Sold Price

**\$1,325,000**

Sold Date

**14-May-24**

Distance

**1.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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