

# 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

14/54 Railway Road, 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 \$340,000 & \$370,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb Carnegie

Period - From 23/01/2023 to 22/01/2024 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	5/24 Lillimur Rd ORMOND 3204	\$355,000	24/08/2023
2	2/3 Huntly St GLEN HUNTLY 3163	\$340,000	20/11/2023
3	7/31 Tranmere Av CARNEGIE 3163	\$340,000	02/11/2023

**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:

23/01/2024 15:20



1   1   1

**Property Type:**  
Divorce/Estate/Family Transfers  
**Agent Comments**

**Indicative Selling Price**  
\$340,000 - \$370,000  
**Median Unit Price**  
23/01/2023 - 22/01/2024: \$585,000

## Comparable Properties



5/24 Lillimur Rd ORMOND 3204 (REI/VG)

**Agent Comments**

1   1   1

**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 24/08/2023  
**Property Type:** Apartment



2/3 Huntly St GLEN HUNTLY 3163 (REI/VG)

**Agent Comments**

1   1   1

**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 20/11/2023  
**Property Type:** Apartment



7/31 Tranmere Av CARNEGIE 3163 (REI/VG)

**Agent Comments**

1   1   1

**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 02/11/2023  
**Property Type:** Apartment

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