

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

2/70 Truganini Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$925,000 & \$1,015,000

Median sale price

Median price \$1,190,000 Property Type Townhouse Suburb Carnegie

Period - From 24/10/2022 to 23/10/2023 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	3/12 Arawatta St CARNEGIE 3163	\$981,000	10/06/2023
2	2/67 Shepparson Av CARNEGIE 3163	\$935,000	06/07/2023
3	7/95-101 Murrumbeena Rd MURRUMBEENA 3163	\$860,000	20/09/2023

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:

24/10/2023 14:26



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/12 Arawatta St CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$981,000

Method: Auction Sale

Date: 10/06/2023

Property Type: Townhouse (Res)



2/67 Shepparson Av CARNEGIE 3163 (VG)

Agent Comments



Price: \$935,000

Method: Sale

Date: 06/07/2023

Property Type: Flat/Unit/Apartment (Res)



**7/95-101 Murrumbeena Rd MURRUMBEENA
3163 (REI)**

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 20/09/2023

Property Type: Townhouse (Single)