

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 2/71 Tranmere Avenue Carnegie, VIC 3163

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$565,000 Property type UNIT Suburb Carnegie

Period - From 01/12/2023 to 31/03/2024 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. 10/5 Gnarwyn Road, Carnegie, VIC 3163	\$345,000	16/12/2023
2. 14/173 Murrumbeena Road, Murrumbeena, VIC 3163	\$352,200	13/03/2024
3. 2/9 Acacia Street, Carnegie, VIC 3163	\$355,000	01/02/2024

This Statement of Information was prepared on: 24/04/2024