

## 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

3/32-34 TRUGANINI 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$785,000

&

\$835,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,250

Property type

Unit

Suburb

Carnegie

Period-from

01 Jun 2023

to

31 May 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

2/281 KOORNANG ROAD CARNEGIE VIC 3163	\$815,000	17-Mar-24
3/93 OAKLEIGH ROAD CARNEGIE VIC 3163	\$870,000	24-Feb-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: 06 June 2024



**2/281 KOORNANG ROAD  
CARNEGIE VIC 3163**

 2  1  1

Sold Price

**\$815,000**

Sold Date

**17-Mar-24**

Distance

**1.05km**

2/281 Koornang Road, Carnegie



**3/93 OAKLEIGH ROAD CARNEGIE  
VIC 3163**

 2  1  1

Sold Price

**\$870,000**

Sold Date

**24-Feb-24**

Distance

**1.1km**

RS = Recent sale

UN = Undisclosed Sale

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