

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 33B Tranmere Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,655,000 Property Type House Suburb Carnegie

Period - From 01/01/2023 to 31/12/2023 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 | 33a Tranmere Av CARNEGIE 3163 | \$1,835,000 | 21/02/2024 |
| 2 | 33a Wornack Rd CARNEGIE 3163 | \$1,834,000 | 23/10/2023 |
| 3 | 68B Tranmere Av CARNEGIE 3163 | \$1,610,000 | 06/12/2023 |

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: 19/03/2024 14:28



4 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
Year ending December 2023: \$1,655,000

Comparable Properties



33a Tranmere Av CARNEGIE 3163 (REI)

Agent Comments

4 3 2

Price: \$1,835,000
Method: Private Sale
Date: 21/02/2024
Property Type: Townhouse (Single)



33a Woonack Rd CARNEGIE 3163 (REI/VG)

Agent Comments

5 3 2

Price: \$1,834,000
Method: Sold Before Auction
Date: 23/10/2023
Property Type: Townhouse (Res)



68B Tranmere Av CARNEGIE 3163 (REI/VG)

Agent Comments

4 3 2

Price: \$1,610,000
Method: Sold Before Auction
Date: 06/12/2023
Property Type: Townhouse (Res)

Account - Buxton | P: 03 9563 9933