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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$1,655,000	Pro	operty Type	Hou	se		Suburb	Carnegie
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	33a Tranmere Av CARNEGIE 3163	\$1,835,000	21/02/2024
2	33a Woornack 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



buxton





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)

• **4** • **4** 3 • **4** 2

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

33a Woornack Rd CARNEGIE 3163 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



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



68B Tranmere Av CARNEGIE 3163 (REI/VG)



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

Account - Buxton | P: 03 9563 9933



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