

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 44 Tranmere Avenue, Carnegie, VIC 3163

Indicative selling price

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

Single price \$1,500,000 or range between &

Median sale price

Median price \$1,672,500 Property type House Suburb CARNEGIE
Period - From 05/03/2023 to 04/03/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	20 Skipton Road Hughesdale Vic 3166	\$1,513,500	2024-02-24
2	38 Murrumbeena Crescent Murrumbeena Vic 3163	\$1,550,000	2023-11-08
3	1 Fisher Street Malvern East Vic 3145	\$1,600,000	2024-02-17

This Statement of Information was prepared on: 05/03/2024

