Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/14 Tranmere Avenue, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betwee	\$1,200,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,238,000	Pro	operty Type	Том	nhouse		Suburb	Carnegie
Period - From	14/03/2023	to	13/03/2024		Sc	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	1/1209 Dandenong Rd MALVERN EAST 3145	\$1,295,000	28/10/2023
2	6B Rosella St MURRUMBEENA 3163	\$1,249,000	07/11/2023
3	1311A Glen Huntly Rd CARNEGIE 3163	\$1,236,000	09/12/2023

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:

14/03/2024 10:10







Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$1,200,000 - \$1,250,000 Median Townhouse Price 14/03/2023 - 13/03/2024: \$1,238,000

Comparable Properties



1/1209 Dandenong Rd MALVERN EAST 3145 Agent Comments (REI/VG)



Price: \$1,295,000 Method: Auction Sale Date: 28/10/2023 Property Type: Townhouse (Res)



6B Rosella St MURRUMBEENA 3163 (REI/VG) Agent Comments



Price: \$1,249,000 Method: Private Sale Date: 07/11/2023 Property Type: Townhouse (Single) Land Size: 745 sqm approx



1311A Glen Huntly Rd CARNEGIE 3163 (REI/VG)

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Agent Comments



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Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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