

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 5/14 Tranmere Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$1,238,000 Property Type Townhouse Suburb Carnegie

Period - From 14/03/2023 to 13/03/2024 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	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 (REI/VG) Agent Comments



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) Agent Comments



Price: \$1,236,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Townhouse (Res)

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