

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 55 Tranmere Avenue, Carnegie 3163

Indicative selling price

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

Single price \$ or range between \$2,000,000 & \$2,200,000

Median sale price

Median price 1,643,500 Property type House Suburb Carnegie

Period - From 22/01/2023 to 21/01/2024 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 36 Lyons St, CARNEGIE 3163	\$2,100,000	20/11/2023
2 11 Henty St, MURRUMBEENA 3163	\$2,085,000	11/11/2023
3 77 Morgan St, CARNEGIE 3163	\$2,050,000	12/09/2023

This Statement of Information was prepared on: 23/01/2024