

# 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

9/27 Tattenham Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$663,250 Property Type Unit Suburb Carnegie

Period - From 01/10/2023 to 31/12/2023 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	3/58 Mimosa Rd CARNEGIE 3163	\$670,000	21/10/2023
2	6/2 Ash Gr CAULFIELD 3162	\$652,000	07/10/2023
3	1/37-39 Fisher St MALVERN EAST 3145	\$592,500	10/02/2024

**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:

29/02/2024 12:16



2   2   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

December quarter 2023: \$663,250

## Comparable Properties



**3/58 Mimosa Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$670,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** Unit



**6/2 Ash Gr CAULFIELD 3162 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$652,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Apartment



**1/37-39 Fisher St MALVERN EAST 3145 (REI)**

**Agent Comments**

2   1   1

**Price:** \$592,500

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Apartment

**Account - Atria Real Estate**