## 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

14/15 Truganini Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$500,000		&		\$550,000				
Median sale p	rice								
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Carnegie	
Period - From	21/11/2022	to	20/11/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	702/1060 Dandenong Rd CARNEGIE 3163	\$550,000	13/11/2023
2	2/45 Ulupna Rd ORMOND 3204	\$545,000	08/09/2023
3	5/10-12 Repton Rd MALVERN EAST 3145	\$535,000	08/07/2023

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:

21/11/2023 09:17







Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** 21/11/2022 - 20/11/2023: \$615,000

# **Comparable Properties**





702/1060 Dandenong Rd CARNEGIE 3163 (REI)



Price: \$550,000 Method: Private Sale Date: 13/11/2023 Property Type: Apartment

2/45 Ulupna Rd ORMOND 3204 (REI)

Agent Comments

Agent Comments





Price: \$545,000 Method: Sold After Auction Date: 08/09/2023 Property Type: Apartment

5/10-12 Repton Rd MALVERN EAST 3145 (REI/VG) **2** 2

Agent Comments



Price: \$535,000 Method: Auction Sale Date: 08/07/2023 Property Type: Apartment

#### Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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