

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Carnegie

Period - From

21/11/2022

to

20/11/2023

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	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)**

Agent Comments

**Price:** \$550,000**Method:** Private Sale**Date:** 13/11/2023**Property Type:** Apartment**2/45 Ulupna Rd ORMOND 3204 (REI)**

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)**

Agent Comments

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