

## 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 4/50 Tranmere Avenue, 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 \$237,000 & \$260,000

#### Median sale price

Median price \$511,000 House Unit X Suburb Carnegie

Period - From 01/07/2018 to 30/09/2018 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	405/9 Morton Av CARNEGIE 3163	\$265,000	28/05/2018
2	5/16 Kokaribb Rd CARNEGIE 3163	\$260,000	27/10/2018
3	4/9 Waratah Av GLEN HUNTLY 3163	\$260,000	06/09/2018

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.



**Rooms:**

**Property Type:** Unit

Agent Comments

## Comparable Properties



405/9 Morton Av CARNEGIE 3163 (REI/VG)

Agent Comments



**Price:** \$265,000

**Method:** Private Sale

**Date:** 28/05/2018

**Rooms:** -

**Property Type:** Apartment



5/16 Kokaribb Rd CARNEGIE 3163 (REI)

Agent Comments



**Price:** \$260,000

**Method:** Auction Sale

**Date:** 27/10/2018

**Rooms:** 2

**Property Type:** Apartment



4/9 Waratah Av GLEN HUNTLY 3163 (REI)

Agent Comments



**Price:** \$260,000

**Method:** Private Sale

**Date:** 06/09/2018

**Rooms:** -

**Property Type:** Apartment