

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

101/16 TRANMERE AVENUE CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,400

Property type

Unit

Suburb

Carnegie

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

211/285 NEERIM ROAD CARNEGIE VIC 3163	\$645,000	26-Mar-22
305/285 NEERIM ROAD CARNEGIE VIC 3163	\$635,000	28-Feb-22
101/285 NEERIM ROAD CARNEGIE VIC 3163	-	29-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 31 May 2022



211/285 NEERIM ROAD CARNEGIE VIC 3163 Sold Price **\$645,000** Sold Date **26-Mar-22**
 Distance **0.4km**
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305/285 NEERIM ROAD CARNEGIE VIC 3163 Sold Price **\$635,000** Sold Date **28-Feb-22**
 Distance **0.4km**
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101/285 NEERIM ROAD CARNEGIE VIC 3163 Sold Price ^{RS} **\$670,000** Sold Date **29-Mar-22**
 Distance **0.4km**
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713/16 WOORAYL STREET CARNEGIE VIC 3163 Sold Price ^{RS} **\$670,000** Sold Date **25-May-22**
 Distance **0.44km**
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304/401-407 NEERIM ROAD CARNEGIE VIC 3163 Sold Price ^{RS} **\$645,000** Sold Date **19-Apr-22**
 Distance **0.45km**
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RS = Recent sale **UN** = Undisclosed Sale

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