

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

1/16 TRUGANINI ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Mar 2024

to

28 Feb 2025

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

302/3 MORTON AVENUE CARNEGIE VIC 3163	\$440,000	31-Jan-25
1/30 LILLIMUR ROAD ORMOND VIC 3204	\$439,500	20-Dec-24
90/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$405,000	30-Jan-25

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: 06 March 2025



**302/3 MORTON AVENUE
CARNEGIE VIC 3163**

 2  1  1

Sold Price

^{RS} **\$440,000**

Sold Date

31-Jan-25

Distance

0.35km



**1/30 LILLIMUR ROAD ORMOND VIC
3204**

 2  1  1

Sold Price

\$439,500

Sold Date

20-Dec-24

Distance

1.89km



**90/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**

 2  1  1

Sold Price

^{RS} **\$405,000**

Sold Date

30-Jan-25

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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