

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 105/179-181 Neerim Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$579,000

Median sale price

Median price \$621,444

Property Type Unit

Suburb Carnegie

Period - From 01/07/2023

to 30/06/2024

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 | 101/276 Neerim Rd CARNEGIE 3163 | \$575,000 | 31/05/2024 |
| 2 | 201/405 Neerim Rd CARNEGIE 3163 | \$570,000 | 24/04/2024 |
| 3 | 103/328-330 Neerim Rd CARNEGIE 3163 | \$578,000 | 14/03/2024 |

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:

07/08/2024 08:36



Property Type: Apartment

Agent Comments

Comparable Properties



101/276 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$575,000

Method: Sold Before Auction

Date: 31/05/2024

Property Type: Apartment



201/405 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 24/04/2024

Property Type: Apartment



103/328-330 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$578,000

Method: Auction Sale

Date: 14/03/2024

Property Type: Apartment