

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/332 Neerim Road, Carnegie 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 \$570,000 & \$620,000

Median sale price

Median price \$637,500 Property type Unit Suburb Carnegie
Period - From 01/04/2020 to 30/06/2020 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	101/18 Etna St, Glen Huntly 3163	\$656,500	21/06/2020
2	606/16 Woorayl St, Carnegie 3163	\$630,000	25/04/2020
3	1/9 Maroona Road, Carnegie 3163	\$595,000	14/07/2020

This Statement of Information was prepared on: 03/08/2020