

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

5/253 NEERIM 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

\$455,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,784,500

Property type

Other

Suburb

Carnegie

Period-from

01 Jun 2021

to

31 May 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

304/247 NEERIM ROAD CARNEGIE VIC 3163	\$445,000	12-May-22
107/285 NEERIM ROAD CARNEGIE VIC 3163	\$490,000	04-Dec-21
203/92 MIMOSA ROAD CARNEGIE VIC 3163	\$480,000	29-Sep-21

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: 15 June 2022



304/247 NEERIM ROAD CARNEGIE VIC 3163 Sold Price ^{RS} **\$445,000** ^{UN} Sold Date **12-May-22**

1 1 1

Distance **0.06km**



107/285 NEERIM ROAD CARNEGIE VIC 3163 Sold Price **\$490,000** Sold Date **04-Dec-21**

1 1 1

Distance **0.15km**



203/92 MIMOSA ROAD CARNEGIE VIC 3163 Sold Price **\$480,000** Sold Date **29-Sep-21**

1 1 1

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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