

## 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

109/405 NEERIM ROAD CARNEGIE VIC 3163

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Mar 2023

to

29 Feb 2024

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

103/330 NEERIM ROAD CARNEGIE VIC 3163	\$578,000	14-Mar-24
201/276 NEERIM ROAD CARNEGIE VIC 3163	\$580,000	08-Dec-23
105/247 NEERIM ROAD CARNEGIE VIC 3163	\$575,000	21-Mar-24

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.~~

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**103/330 NEERIM ROAD CARNEGIE  
VIC 3163**

Sold Price

<sup>RS</sup> **\$578,000** <sup>UN</sup>

Sold Date

**14-Mar-24**

2 2 1

Distance

**0.47km**

**201/276 NEERIM ROAD CARNEGIE  
VIC 3163**

Sold Price

**\$580,000**

Sold Date

**08-Dec-23**

2 2 1

Distance

**0.84km**

**105/247 NEERIM ROAD CARNEGIE  
VIC 3163**

Sold Price

<sup>RS</sup> **\$575,000**

Sold Date

**21-Mar-24**

2 2 1

Distance

**1.03km**

RS = Recent sale

UN = Undisclosed Sale

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