

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

106/253 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Apr 2022

to

31 Mar 2023

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

105/253 NEERIM ROAD CARNEGIE VIC 3163	\$520,000	09-Mar-23
103/25 TRUGANINI ROAD CARNEGIE VIC 3163	\$540,000	24-Nov-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: 03 April 2023



**105/253 NEERIM ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS}

\$520,000

Sold Date

09-Mar-23



2



2



1

Distance

0km



**103/25 TRUGANINI ROAD
CARNEGIE VIC 3163**

Sold Price

\$540,000

Sold Date

24-Nov-21



2



2



1

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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