

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 10/250 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 \$690,000 & \$740,000

Median sale price

Median price \$650,000 Property type Unit Suburb Carnegie

Period - From 01/10/2024 to 31/12/2024 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 1/28 Sydney Street MURRUMBEENA 3163	\$720,000	30/11/2024
2 9/250 Neerim Road CARNEGIE 3163	\$752,000	02/10/2024
3 2/1261 Glen Huntly Road CARNGIE 3163	\$705,000	12/12/2024

This Statement of Information was prepared on: 12/02/2025