

# 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

3/114 Neville Street, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000

&

\$850,000

### Median sale price

Median price \$695,000

Property Type Unit

Suburb Carnegie

Period - From 01/10/2020

to 31/12/2020

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	5/9 Cosy Gum Rd CARNEGIE 3163	\$824,000	19/12/2020
2	2/15 Garden Av GLEN HUNTLY 3163	\$815,000	12/12/2020
3	3/530 Neerim Rd MURRUMBEENA 3163	\$800,000	13/10/2020

**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 six months.~~

This Statement of Information was prepared on:

02/02/2021 16:51



2+ 1 1

**Property Type:** Unit

**Agent Comments**

This 2 bedrm +study, single level unit offers house size proportions. Central bathrm & powder room, laundry, a huge courtyard. Enjoying spacious living, kitchen with casual living/dining area. Boasts heating/airconditioning, lock up garage & 2nd car space. Only moments to Koornang Rd shops & train.

**Indicative Selling Price**

\$780,000 - \$850,000

**Median Unit Price**

December quarter 2020: \$695,000

## Comparable Properties



**5/9 Cosy Gum Rd CARNEGIE 3163 (REI)**

**Agent Comments**

2 1 2

**Price:** \$824,000

**Method:** Private Sale

**Date:** 19/12/2020

**Rooms:** 4

**Property Type:** Unit



**2/15 Garden Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

2 1 1

**Price:** \$815,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Unit

**Land Size:** 195 sqm approx



**3/530 Neerim Rd MURRUMBEENA 3163 (VG)**

**Agent Comments**

3 - -

**Price:** \$800,000

**Method:** Sale

**Date:** 13/10/2020

**Property Type:** Flat/Unit/Apartment (Res)