

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 201/332 Neerim Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$570,000

Median sale price

Median price \$516,500 House Unit X Suburb Carnegie

Period - From 01/10/2017 to 30/09/2018 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 | 11/81 Koomang Rd CARNEGIE 3163 | \$620,000 | 15/09/2018 |
| 2 | 201/16 Tranmere Av CARNEGIE 3163 | \$602,500 | 27/10/2018 |
| 3 | 112/41 Murrumbeena Rd MURRUMBEENA 3163 | \$550,000 | 06/10/2018 |

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.

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

Year ending September 2018: \$516,500

Comparable Properties

**11/81 Koornang Rd CARNEGIE 3163 (REI)**

Agent Comments



Large external balcony

Price: \$620,000**Method:** Auction Sale**Date:** 15/09/2018**Rooms:** 3**Property Type:** Apartment**201/16 Tranmere Av CARNEGIE 3163 (REI)**

Agent Comments

**Price:** \$602,500**Method:** Auction Sale**Date:** 27/10/2018**Rooms:** 3**Property Type:** Apartment**112/41 Murrumbeena Rd MURRUMBEENA 3163 (REI)**

Agent Comments

**Price:** \$550,000**Method:** Private Sale**Date:** 06/10/2018**Rooms:** -**Property Type:** Apartment