

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

405/276 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2022 to 30/06/2022 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	710/1060 Dandenong Rd CARNEGIE 3163	\$580,000	23/03/2022
2	4/33 Jersey Pde CARNEGIE 3163	\$580,000	10/05/2022
3	202/92 Mimosa Rd CARNEGIE 3163	\$570,000	05/05/2022

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: 12/09/2022 12:34

405/276 Neerim Road, Carnegie Vic 3163

**Jellis
Craig**

Andrew Panagopoulos

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Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

June quarter 2022: \$665,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



710/1060 Dandenong Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 23/03/2022

Property Type: Apartment



4/33 Jersey Pde CARNEGIE 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$580,000

Method: Private Sale

Date: 10/05/2022

Property Type: Apartment



202/92 Mimosa Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  2  1

Price: \$570,000

Method: Auction Sale

Date: 05/05/2022

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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