

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

2/247 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2020

to

31 Oct 2021

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

8/250 Neerim Road Carnegie VIC 3163	\$750,000	21-Jul-21
205/112 Mimosa Road Carnegie VIC 3163	\$730,000	28-May-21
8/28 Jersey Parade Carnegie VIC 3163	\$727,500	19-Aug-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: 25 November 2021



8/250 Neerim Road Carnegie VIC 3163

Sold Price

\$750,000

Sold Date

21-Jul-21

 2  2  1

Distance

0.1km



205/112 Mimosa Road Carnegie VIC 3163

Sold Price

\$730,000

Sold Date

28-May-21

 2  2  1

Distance

0.28km



8/28 Jersey Parade Carnegie VIC 3163

Sold Price

\$727,500

Sold Date

19-Aug-21

 2  2  1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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