

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 301/405 Neerim Road Carnegie, VIC 3163

Indicative selling price

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

Single price N/A or range between \$540,000 & \$580,000

Median sale price

Median price \$655,000 Property type APARTMENT Suburb CARNEGIE

Period - From 01/07/2022 to 30/09/2022 Source REIV

Comparable property sales

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. 405/276 Neerim Rd, CARNEGIE 3163	\$580,000	08/10/2022
2. 107/41 Murrumbeena Rd, MURRUMBEENA 3163	\$555,555	10/05/2022
3. 105/2055 Malvern Rd, MALVERN EAST 3145	\$560,000	17/06/2022

This Statement of Information was prepared on: Thursday 20th October 2022