

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

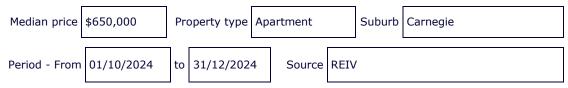
Address Including suburb and	203/286 Neerim Road, Carnegie 3163
postcode	

Indicative selling price

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

Single Price \$419,000

Median sale price



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. 101/8 Elliott Avenue, Carnegie 3163	\$430,000	31/10/2024
2. 309/9 Morton Avenue, Carnegie 3163	\$411,000	29/11/2024
3. 1/6 Morton Avenue, Carnegie 3163	\$415,000	15/11/2024

This Statement of Information was prepared on: 29/01/2025