

# 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

303/332 Neerim Road, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$565,000

### Median sale price

Median price

\$708,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/10/2020

to

30/09/2021

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	8/5 Murrumbeena Rd MURRUMBEENA 3163	\$572,000	15/07/2021
2	5/174 Murrumbeena Rd MURRUMBEENA 3163	\$565,000	07/08/2021
3	11/1260 Glen Huntly Rd CARNEGIE 3163	\$562,500	02/08/2021

**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:

29/10/2021 10:39

303/332 Neerim Road, Carnegie Vic 3163

**Jellis Craig**

Myron Ching

9573 6100

0431 262 955

myronching@jellisrcraig.com.au

**Indicative Selling Price**

\$565,000

**Median Unit Price**

Year ending September 2021: \$708,000



2 2 1

**Property Type:** Apartment

**Land Size:** 66 sqm approx

**Agent Comments**

## Comparable Properties



**8/5 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$572,000

**Method:** Auction Sale

**Date:** 15/07/2021

**Property Type:** Apartment



**5/174 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$565,000

**Method:** Auction Sale

**Date:** 07/08/2021

**Property Type:** Apartment



**11/1260 Glen Huntly Rd CARNEGIE 3163 (REI)**

**Agent Comments**

2 1 2

**Price:** \$562,500

**Method:** Private Sale

**Date:** 02/08/2021

**Property Type:** Unit

**Land Size:** 74 sqm approx

**Account - Jellis Craig | P: 03 9593 4500**



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.