

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

202/330 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$606,500 Property Type Unit Suburb Carnegie

Period - From 01/10/2022 to 31/12/2022 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	203/33 Jersey Pde CARNEGIE 3163	\$580,000	04/02/2023
2	405/276 Neerim Rd CARNEGIE 3163	\$580,000	08/10/2022
3	301/405 Neerim Rd CARNEGIE 3163	\$570,000	06/11/2022

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: 13/02/2023 17:57



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



203/33 Jersey Pde CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Auction Sale

Date: 04/02/2023

Property Type: Apartment



405/276 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$580,000

Method: Auction Sale

Date: 08/10/2022

Property Type: Unit



301/405 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$570,000

Method: Sold Before Auction

Date: 06/11/2022

Property Type: Apartment