

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

102/257 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Carnegie

Period - From 01/10/2018

to

30/09/2019

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	206/1298 Glen Huntly Rd CARNEGIE 3163	\$549,000	06/07/2019
2	103/147 Neerim Rd GLEN HUNTLY 3163	\$545,000	25/06/2019
3	2/17 Murrumbeena Rd MURRUMBEENA 3163	\$542,500	19/10/2019

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:

19/11/2019 17:21



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Property Type: Apartment
Land Size: 83 sqm approx
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending September 2019: \$575,000

Comparable Properties



206/1298 Glen Huntly Rd CARNEGIE 3163 (REI)

Agent Comments

 2  2  1

Price: \$549,000
Method: Auction Sale
Date: 06/07/2019
Rooms: 4
Property Type: Apartment



103/147 Neerim Rd GLEN HUNTLY 3163 (REI)

Agent Comments

 2  2  1

Price: \$545,000
Method: Private Sale
Date: 25/06/2019
Rooms: 3
Property Type: Apartment



2/17 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Agent Comments

 2  2  1

Price: \$542,500
Method: Auction Sale
Date: 19/10/2019
Rooms: 3
Property Type: Apartment