

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

208/276 Neerim Road Carnegie VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

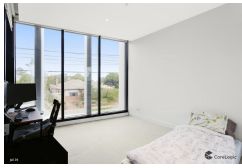
Date of sale

105/276 Neerim Road Carnegie VIC 3163	\$530,000	23-Jul-20
101/121 Murrumbeena Road Murrumbeena VIC 3163	\$561,800	30-Mar-20
4/17 Murrumbeena Road Murrumbeena VIC 3163	\$577,500	31-Aug-20

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 6 months.~~

This Statement of Information was prepared on: 13 November 2020



105/276 Neerim Road Carnegie VIC 3163 Sold Price **\$530,000** Sold Date **23-Jul-20**

2 2 1

Distance -



101/121 Murrumbeena Road Murrumbeena VIC 3163 Sold Price **\$561,800** Sold Date **30-Mar-20**

2 2 1

Distance **0.93km**



4/17 Murrumbeena Road Murrumbeena VIC 3163 Sold Price **\$577,500** Sold Date **31-Aug-20**

2 2 1

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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