

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

304/401-407 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Apr 2021

to

31 Mar 2022

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

| | | |
|-----------------------------------------|-----------|-----------|
| 106/14 ELLIOTT AVENUE CARNEGIE VIC 3163 | \$645,000 | 21-Jan-22 |
| 202/21 BELSIZE AVENUE CARNEGIE VIC 3163 | \$640,000 | 14-Dec-21 |
| 105/17 ELLIOTT AVENUE CARNEGIE VIC 3163 | \$645,000 | 15-Nov-21 |

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: 11 April 2022



106/14 ELLIOTT AVENUE CARNEGIE VIC 3163

2 2 1

Sold Price **\$645,000** Sold Date **21-Jan-22**

Distance **0.48km**

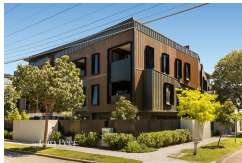


202/21 BELSIZE AVENUE CARNEGIE VIC 3163

2 2 1

Sold Price **\$640,000** Sold Date **14-Dec-21**

Distance **0.56km**



105/17 ELLIOTT AVENUE CARNEGIE VIC 3163

2 2 1

Sold Price **\$645,000** Sold Date **15-Nov-21**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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