

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

3/264 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Carnegie

Period - From 01/01/2021

to 31/12/2021

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	6/1214 Dandenong Rd MURRUMBEENA 3163	\$630,000	26/02/2022
2	1/1264 Glen Huntly Rd CARNEGIE 3163	\$587,000	07/01/2022
3	6/177-179 Koornang Rd CARNEGIE 3163	\$570,000	19/02/2022

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:

08/03/2022 15:46

3/264 Neerim Road, Carnegie Vic 3163

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

Year ending December 2021: \$680,000



 2  1  1

Property Type: Apartment

Land Size: 82 sqm approx

Agent Comments

Comparable Properties



6/1214 Dandenong Rd MURRUMBEENA 3163 (REI)

Agent Comments

 2  1  1

Price: \$630,000

Method: Auction Sale

Date: 26/02/2022

Property Type: Unit



1/1264 Glen Huntly Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$587,000

Method: Private Sale

Date: 07/01/2022

Property Type: Apartment



6/177-179 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$570,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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