

## 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

108/276 NEERIM ROAD CARNEGIE VIC 3163

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Carnegie

Period-from

01 Jan 2024

to

31 Dec 2024

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

102/25 TRUGANINI ROAD CARNEGIE VIC 3163	\$595,000	29-Aug-24
501/2 MORTON AVENUE CARNEGIE VIC 3163	\$560,000	02-Aug-24
102/330 NEERIM ROAD CARNEGIE VIC 3163	\$572,500	27-Nov-24

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: 30 January 2025



**102/25 TRUGANINI ROAD  
CARNEGIE VIC 3163**

2 2 1

Sold Price **\$595,000** Sold Date **29-Aug-24**

Distance **0.13km**



**501/2 MORTON AVENUE  
CARNEGIE VIC 3163**

2 2 1

Sold Price **\$560,000** Sold Date **02-Aug-24**

Distance **0.27km**



**102/330 NEERIM ROAD CARNEGIE  
VIC 3163**

2 2 1

Sold Price **\$572,500** Sold Date **27-Nov-24**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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