

## 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

1/194 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)

Range between \$350,000

&

\$385,000

#### Median sale price

Median price \$640,000

House

Unit

X

Suburb

Carnegie

Period - From 01/07/2017

to

30/09/2017

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 | 7/54 Moonya Rd CARNEGIE 3163          | \$363,000 | 07/10/2017   |
| 2 | 1/108 Murrumbeena Rd MURRUMBEENA 3163 | \$360,000 | 18/09/2017   |
| 3 | 1/71 Tranmere Av CARNEGIE 3163        | \$353,000 | 09/09/2017   |

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.



1  
 1  
 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$350,000 - \$385,000

**Median Unit Price**

September quarter 2017: \$640,000

## Comparable Properties



**7/54 Moonya Rd CARNEGIE 3163 (REI)**

**Agent Comments**

1  
 1  
 1

**Price:** \$363,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** 2  
**Property Type:** Unit



**1/108 Murrumbeena Rd MURRUMBEENA 3163 (REI)**

**Agent Comments**

1  
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 1

**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 18/09/2017  
**Rooms:** 2  
**Property Type:** Apartment



**1/71 Tranmere Av CARNEGIE 3163 (REI)**

**Agent Comments**

1  
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 1

**Price:** \$353,000  
**Method:** Auction Sale  
**Date:** 09/09/2017  
**Rooms:** -  
**Property Type:** Apartment