

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

356 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,375,000

&

\$1,475,000

Median sale price

Median price \$1,547,500

Property Type House

Suburb Carnegie

Period - From 01/10/2019

to 31/12/2019

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		
2		
3		

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:

14/02/2020 09:36

356 Neerim Road, Carnegie Vic 3163

**Jellis
Craig**

Mark Staples

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Indicative Selling Price

\$1,375,000 - \$1,475,000

Median House Price

December quarter 2019: \$1,547,500



 3  2  3

Property Type: House

Agent Comments

Hiding in plain sight behind a period shopfront (on same title), this amazing, award winning, builder's own family home adds an exciting, inner city style to Carnegie living. Features huge open living/dining, smeg/Bosch kitchen, fabulous indoor/outdoor entertaining, 3/4 oversized bedrooms including main with WIR/ensuite, family bathroom, powder room, northern courtyard, extensive built in storage, remote double garage/workshop/storage and carport. Quick walk to Koornang Road cafes, shops, eateries and library, trains and Carnegie Primary.

Comparable Properties

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.

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.