

## 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

109/316 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Oct 2023

to

30 Sep 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

203/330 NEERIM ROAD CARNEGIE VIC 3163	\$605,000	01-Aug-24
501/2 MORTON AVENUE CARNEGIE VIC 3163	\$560,000	02-Aug-24
101/276 NEERIM ROAD CARNEGIE VIC 3163	\$575,000	06-Jun-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: 31 October 2024



**203/330 NEERIM ROAD CARNEGIE VIC 3163** Sold Price **\$605,000** Sold Date **01-Aug-24**

 2  2  1

Distance **0.08km**



**501/2 MORTON AVENUE CARNEGIE VIC 3163** Sold Price **\$560,000** Sold Date **02-Aug-24**

 2  2  1

Distance **0.29km**



**101/276 NEERIM ROAD CARNEGIE VIC 3163** Sold Price **\$575,000** Sold Date **06-Jun-24**

 2  2  1

Distance **0.29km**

RS = Recent sale      UN = Undisclosed Sale

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