

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode G06/253 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)

A single price \$619,000

## Median sale price

Median price \$621,000 Property type Unit Suburb CARNEGIE

Period - From 01/10/2021 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
1 309/285 Neerim Road CARNEGIE 3163	\$645,000	08/02/2022
2 3/264 Neerim Road, CARNEGIE 3163	\$610,000	02/04/2022
3 305/285 Neerim Road CARNEGIE 3163	\$635,000	28/02/2022

This Statement of Information was prepared on: 13 April 2022