

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

303/247 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/10/2019

to

30/09/2020

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	9/247 Neerim Rd CARNEGIE 3163	\$665,000	12/08/2020
2	201/1131 Dandenong Rd MALVERN EAST 3145	\$663,000	10/07/2020
3	101/18 Etna St GLEN HUNTLY 3163	\$656,500	21/06/2020

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:

02/11/2020 16:27



Property Type: Apartment

Agent Comments

Comparable Properties



9/247 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 12/08/2020

Rooms: 3

Property Type: Apartment



201/1131 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$663,000

Method: Private Sale

Date: 10/07/2020

Rooms: 4

Property Type: Apartment



101/18 Etna St GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$656,500

Method: Private Sale

Date: 21/06/2020

Property Type: Apartment