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

407/276 Neerim Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$420,000		&		\$440,000			
Median sale p	rice							
Median price	\$642,500	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	107/9 Belsize Av CARNEGIE 3163	\$460,000	05/10/2024
2	305/16 Woorayl St CARNEGIE 3163	\$437,000	24/09/2024
3	105/180 Koornang Rd CARNEGIE 3163	\$436,000	25/07/2024

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:

07/01/2025 10:34



407/276 Neerim Road, Carnegie Vic 3163







9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

Property Type: Apartment

Indicative Selling Price \$420,000 - \$440,000 **Median Unit Price** September quarter 2024: \$642,500

Comparable Properties



Price: \$460,000 Method: Private Sale Date: 05/10/2024 Property Type: Apartment

1

305/16 Woorayl St CARNEGIE 3163 (VG)

107/9 Belsize Av CARNEGIE 3163 (REI/VG)

1

1



Price: \$437,000 Method: Sale Date: 24/09/2024



105/180 Koornang Rd CARNEGIE 3163 (REI/VG)

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Agent Comments

Agent Comments

Agent Comments



Price: \$436,000 Method: Auction Sale Date: 25/07/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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