

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

3/369 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$677,500

Property Type Unit

Suburb Carnegie

Period - From 01/01/2020

to 31/03/2020

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	2/15 Holloway St ORMOND 3204	\$522,500	14/01/2020
2	1/373 Neerim Rd CARNEGIE 3163	\$521,500	06/03/2020
3	9/177-179 Koornang Rd CARNEGIE 3163	\$520,000	03/04/2020

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:

15/05/2020 14:47



Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 78 (internal) sqm
approx

Agent Comments

With a beautiful balance of sun & space, this bright, 1960s solid brick courtyard apartment with security entrance & intercom was fully refurbished around 20 years ago when the kitchen/meals area opened up to the living/dining with double doors opening to an under cover alfresco area and courtyard to create an entertainers awesome open plan dream. Both bedrooms are BIG with mirrored robes, the bathroom enormous too. Leave the car at home and walk to any of Carnegie and Murrumbidgee's shops, stations, cafes, eateries plus a plethora of parkland to choose from too!

Comparable Properties



2/15 Holloway St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$522,500

Method: Private Sale

Date: 14/01/2020

Rooms: 3

Property Type: Apartment



1/373 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$521,500

Method: Sold Before Auction

Date: 06/03/2020

Property Type: Apartment



9/177-179 Koornang Rd CARNEGIE 3163 (REI) Agent Comments



Price: \$520,000

Method: Private Sale

Date: 03/04/2020

Property Type: Apartment