

# 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 11/314 Neerim Road Carnegie, VIC 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price N/A or range between \$490,000 & \$535,000

## Median sale price

Median price \$607,000 Property type APARTMENT Suburb CARNEGIE

Period - From 01/10/2022 to 31/12/2022 Source REIV

## Comparable property sales

**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. 107/16 Woorayl Street, Carnegie, 3163	\$592,000	17/02/2023
2. 13/51 Murrumbeena Road, Murrumbeena, 3163	\$575,000	07/03/2023
3. 202/330 Neerim Road, Carnegie, 3163	\$560,000	9/03/2023

This Statement of Information was prepared on: Wednesday 19<sup>th</sup> April 2023