

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

109/316 NEERIM ROAD CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

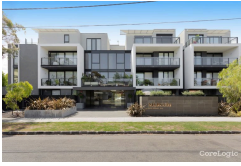
Date of sale

305/8 ELLIOTT AVENUE CARNEGIE VIC 3163	\$545,000	25-May-24
204/16 TRANMERE AVENUE CARNEGIE VIC 3163	\$595,000	22-Oct-24
408/276 NEERIM ROAD CARNEGIE VIC 3163	\$510,000	02-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 25 November 2024



**305/8 ELLIOTT AVENUE
CARNEGIE VIC 3163**

2 2 1

Sold Price **\$545,000** Sold Date **25-May-24**

Distance **0.12km**

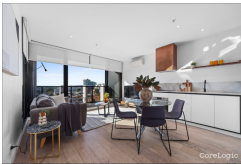


**204/16 TRANMERE AVENUE
CARNEGIE VIC 3163**

2 2 1

Sold Price **\$595,000** Sold Date **22-Oct-24**

Distance **0.13km**



**408/276 NEERIM ROAD CARNEGIE
VIC 3163**

2 2 1

Sold Price **\$510,000** Sold Date **02-Oct-24**

Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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