

## 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

245 Neerim Road, Carnegie Vic 3163

#### Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

#### Median sale price

Median price \$1,166,250

House

X

Unit

Suburb Carnegie

Period - From 01/04/2019

to

30/06/2019

Source REIV

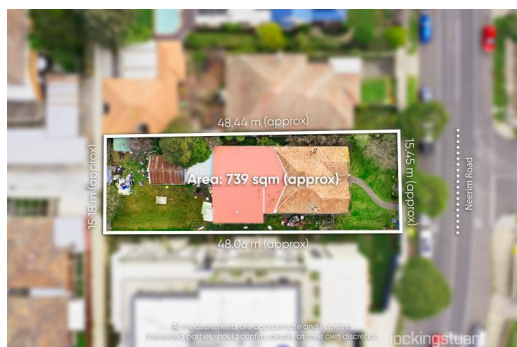
#### Comparable property sales (\*Delete A or B below as applicable)

**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	26 Neerim Rd CAULFIELD 3162	\$1,355,000	05/05/2019
2	1304 Glen Huntly Rd CARNEGIE 3163	\$1,250,000	25/10/2018
3	77 Truganini Rd CARNEGIE 3163	\$1,050,000	09/02/2019

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.



3 0 1

**Rooms:**

**Property Type:** House

**Land Size:** 738.923 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

June quarter 2019: \$1,166,250

## Comparable Properties



**26 Neerim Rd CAULFIELD 3162 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,355,000

**Method:** Auction Sale

**Date:** 05/05/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

**1304 Glen Huntly Rd CARNEGIE 3163 (VG)**

**Agent Comments**

- - -

**Price:** \$1,250,000

**Method:** Sale

**Date:** 25/10/2018

**Rooms:** -

**Property Type:** Development Site (Commercial)

**Land Size:** 745 sqm approx



**77 Truganini Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 09/02/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 519 sqm approx