

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

203/284 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$409,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Carnegie

Period - From

27/06/2021

to

26/06/2022

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 | 112/9 Morton Av CARNEGIE 3163 | \$419,000 | 17/06/2022 |
| 2 | 204/113 Poath Rd MURRUMBEENA 3163 | \$410,000 | 20/05/2022 |
| 3 | 10/71-73 Coorigil Rd CARNEGIE 3163 | \$410,000 | 09/04/2022 |

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:

27/06/2022 22:42



2 1 1

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



112/9 Morton Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$419,000

Method: Private Sale

Date: 17/06/2022

Property Type: Apartment



204/113 Poath Rd MURRUMBEENA 3163 (REI) **Agent Comments**

2 1 1

Price: \$410,000

Method: Private Sale

Date: 20/05/2022

Property Type: Apartment



10/71-73 Coorrigil Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$410,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Apartment