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 mea	ning of this	price see	consumer.vic.gov.a	au/underquoting

Single price \$409,000

Median sale price

Median price	\$585,000	Pro	perty Type Unit			Suburb	Carnegie
Period - From	27/06/2021	to	26/06/2022	So	urce	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.

Ado	dress 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









Rooms: 4 Property Type: Unit Agent Comments Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

Indicative Selling Price \$409,000 Median Unit Price 27/06/2021 - 26/06/2022: \$585,000

Comparable Properties



112/9 Morton Av CARNEGIE 3163 (REI)



Price: \$419,000 Method: Private Sale Date: 17/06/2022 Property Type: Apartment Agent Comments



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



Price: \$410,000 Method: Private Sale Date: 20/05/2022 Property Type: Apartment



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



A₁

Agent Comments

Price: \$410,000 Method: Auction Sale Date: 09/04/2022 Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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