

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

304/92 Mimosa Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$600,000

Median sale price

Median price

\$706,000

Property Type

Unit

Suburb

Carnegie

Period - From

01/07/2021

to

30/09/2021

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	2/6 Narrawong Cr CAULFIELD SOUTH 3162	\$600,000	24/06/2021
2	113/41 Murrumbeena Rd MURRUMBEENA 3163	\$593,000	11/11/2021
3	102/253 Neerim Rd CARNEGIE 3163	\$585,000	08/07/2021

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:

14/12/2021 11:46

304/92 Mimosa Road, Carnegie Vic 3163

Jellis Craig

Myron Ching

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Indicative Selling Price

\$600,000

Median Unit Price

September quarter 2021: \$706,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties

2/6 Narrawong Cr CAULFIELD SOUTH 3162 (VG)

Agent Comments

 2  -  -

Price: \$600,000

Method: Sale

Date: 24/06/2021

Property Type: Flat/Unit/Apartment (Res)



113/41 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Agent Comments

 2  2  1

Price: \$593,000

Method: Auction Sale

Date: 11/11/2021

Property Type: Apartment

102/253 Neerim Rd CARNEGIE 3163 (VG)

Agent Comments

 2  -  -

Price: \$585,000

Method: Sale

Date: 08/07/2021

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9593 4500



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