### 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

206/332 Neerim Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$560,000		&		\$599,000					
Median sale pi	rice									
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Carnegie		
Period - From	01/10/2019	to	30/09/2020		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.

Ade	dress of comparable property	Price	Date of sale
1	5/365 Neerim Rd CARNEGIE 3163	\$600,000	11/09/2020
2	4/35 Tranmere Av CARNEGIE 3163	\$580,000	15/06/2020
3	7/11 Roseberry Gr GLEN HUNTLY 3163	\$561,000	24/10/2020

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:

25/11/2020 10:34



206/332 Neerim Road, Carnegie Vic 3163

# RT Edgar

**Elliot Hughes** 





**Property Type:** Strata Unit/Flat Agent Comments

03 9592 9299 0466 524 334 ehughes@rtedgar.com.au

Indicative Selling Price \$560,000 - \$599,000 Median Unit Price Year ending September 2020: \$690,000

## **Comparable Properties**

5/365 Neerim Rd CARNEGIE 3163 (VG)



Price: \$600,000 Method: Sale Date: 11/09/2020 Property Type: Strata Unit/Flat

4/35 Tranmere Av CARNEGIE 3163 (VG)

Agent Comments

Agent Comments



Price: \$580,000 Method: Sale Date: 15/06/2020 Property Type: Strata Unit/Flat



7/11 Roseberry Gr GLEN HUNTLY 3163 (REI) Agent Comments



Price: \$561,000 Method: Private Sale Date: 24/10/2020 Rooms: 3 Property Type: Apartment

Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.