

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 6/332 Neerim Road, Carnegie VIC 3163

Indicative selling price

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

Single price \$645,000 or range between - & -

Median sale price

Median price \$630,000 Property type Unit Suburb Carnegie
Period - From 22/11/2021 to 21/11/2022 Source REIV

Comparable property sales

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 | 106/285 Neerim Rd, Carnegie 3163 | \$680,000 | 09/09/2022 |
| 2 | 7/332 Neerim Road, Carnegie 3163 | \$657,000 | 15/09/2022 |
| 3 | 2/20 Toward St, Murrumbeena 3163 | \$651,000 | 09/09/2022 |

This Statement of Information was prepared on: 22/11/2022