Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	3/316 Neerim Road, Carnegie Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between \$600,000 & \$650,00

Median sale price

Median price	\$650,000	Pro	perty Type	Unit		Suburb	Carnegie
Period - From	01/10/2024	to	31/12/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	2/86 Truganini Rd CARNEGIE 3163	\$608,000	21/01/2025
2	12/93 Truganini Rd CARNEGIE 3163	\$638,000	28/11/2024
3	6/93 Truganini Rd CARNEGIE 3163	\$660,000	05/10/2024

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:	19/02/2025 14:12
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Date of sale

BigginScott^{*}





Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price December quarter 2024: \$650,000

Comparable Properties



2/86 Truganini Rd CARNEGIE 3163 (REI/VG)

2

2

3 1

Price: \$608,000

Method: Sold Before Auction

Date: 21/01/2025

Property Type: Apartment

Agent Comments



12/93 Truganini Rd CARNEGIE 3163 (REI/VG)

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Price: \$638,000 Method: Auction Sale Date: 28/11/2024

Property Type: Apartment

Agent Comments



6/93 Truganini Rd CARNEGIE 3163 (REI/VG)

2



3 2



1

Price: \$660,000 **Method:** Private Sale **Date:** 05/10/2024

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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