

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 216 Neerim Road, Carnegie VIC 3163

Indicative selling price

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

Single price \$1,365,000

Median sale price

Median price \$1,800,000 Property type House Suburb Carnegie

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

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
11 Byron Street Carnegie	\$1,350,000	31/08/2024
192 Grange Road, Carnegie	\$1,450,000	13/06/2024
4 Byron Street, Carnegie	\$1,200,000	16/06/2024

This Statement of Information was prepared on: 4 November 2024