

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

301/330 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Carnegie

Period - From 01/01/2021 to 31/12/2021 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	4/181 Neerim Rd CARNEGIE 3163	\$707,500	16/03/2022
2	104/285 Neerim Rd CARNEGIE 3163	\$675,000	23/02/2022
3	309/285 Neerim Rd CARNEGIE 3163	\$645,000	08/02/2022

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:

28/03/2022 10:41



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Property Type: Apartment

Agent Comments

Premier 2 bedroom 2 bathroom security penthouse lapping up the city glimpses. One of only two penthouses, this indoor outdoor sensation enjoys stunning north facing living and dining with two bi-fold doors onto the 30sqm approx. wrap around balcony terrace (café awning), live stone kitchen, a sublime main bedroom with huge fitted walk in robe and designer ensuite; Oak floors, reverse cycle air conditioning, video intercom, lift access, secure basement parking and storage locker. A heartbeat to Koonang Road cafes and train.

Comparable Properties

**4/181 Neerim Rd CARNEGIE 3163 (REI)**

Agent Comments

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Price: \$707,500**Method:** Sold Before Auction**Date:** 16/03/2022**Property Type:** Unit**104/285 Neerim Rd CARNEGIE 3163 (REI)**

Agent Comments

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Price: \$675,000**Method:** Private Sale**Date:** 23/02/2022**Property Type:** Apartment**Land Size:** 113 sqm approx**309/285 Neerim Rd CARNEGIE 3163 (REI)**

Agent Comments

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Price: \$645,000**Method:** Private Sale**Date:** 08/02/2022**Property Type:** Apartment**Land Size:** 81 sqm approx