# 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

304/247 Neerim Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/under	quoting
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Single price \$450,000

#### Median sale price

Median price	\$634,500	Pro	perty Type Unit	:	Sub	burb Carnegie	
Period - From	01/01/2022	to	31/03/2022	Sou	Irce REIV	EIV	

#### 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.

Add	dress of comparable property	Price	Date of sale
1	7/21 Lillimur Rd ORMOND 3204	\$480,000	26/02/2022
2	5/314 Neerim Rd CARNEGIE 3163	\$465,000	24/11/2021
3	301/1177 Glen Huntly Rd GLEN HUNTLY 3163	\$420,000	05/11/2021

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:

28/04/2022 16:38



304/247 Neerim Road, Carnegie Vic 3163



Nick Renna



**Property Type:** Apartment Agent Comments

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Indicative Selling Price \$450,000 Median Unit Price March quarter 2022: \$634,500

# **Comparable Properties**



7/21 Lillimur Rd ORMOND 3204 (REI)



Price: \$480,000 Method: Auction Sale Date: 26/02/2022 Property Type: Apartment Agent Comments

5/314 Neerim Rd CARNEGIE 3163 (VG)

Agent Comments



Price: \$465,000 Method: Sale Date: 24/11/2021 Property Type: Strata Unit/Flat



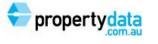
301/1177 Glen Huntly Rd GLEN HUNTLY 3163 Agent Comments (REI/VG)



Price: \$420,000 Method: Private Sale Date: 05/11/2021 Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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