

# 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/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$450,000

### Median sale price

Median price

\$634,500

Property Type

Unit

Suburb

Carnegie

Period - From

01/01/2022

to

31/03/2022

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	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

**Jellis Craig**

Nick Renna

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**Indicative Selling Price**

\$450,000

**Median Unit Price**

March quarter 2022: \$634,500



1 Bed 1 Bath 1 Car

**Property Type:** Apartment

Agent Comments

## Comparable Properties



7/21 Lillimur Rd ORMOND 3204 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

**Price:** \$480,000

**Method:** Auction Sale

**Date:** 26/02/2022

**Property Type:** Apartment

5/314 Neerim Rd CARNEGIE 3163 (VG)

Agent Comments

1 Bed - Bath - Car -

**Price:** \$465,000

**Method:** Sale

**Date:** 24/11/2021

**Property Type:** Strata Unit/Flat



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

Agent Comments

1 Bed 1 Bath 1 Car

**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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