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

10/194 Neerim Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$280,000		&		\$300,000			
Median sale pi	rice							
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/212 Kambrook Rd CAULFIELD 3162	\$292,000	22/02/2025
2	12/1216 Dandenong Rd MURRUMBEENA 3163	\$302,500	11/12/2024
3	2/9 Waratah Av GLEN HUNTLY 3163	\$298,000	22/10/2024

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:

25/02/2025 10:16



Thomson:



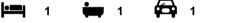


Property Type: Apartment Agent Comments Indicative Selling Price \$280,000 - \$300,000 Median Unit Price December quarter 2024: \$650,000

Comparable Properties



4/212 Kambrook Rd CAULFIELD 3162 (REI)



Price: \$292,000 Method: Auction Sale Date: 22/02/2025 Property Type: Apartment



1



Price: \$302,500 Method: Private Sale Date: 11/12/2024 Property Type: Apartment

2/9 Waratah Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

Agent Comments



Price: \$298,000 Method: Sold Before Auction Date: 22/10/2024 Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693



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