

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 consumer.vic.gov.au/underquoting

Range between \$280,000 & \$300,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Carnegie

Period - From 01/10/2024 to 31/12/2024 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	4/212 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



 1
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  1

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)

Agent Comments

 1
  1
  1

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



12/1216 Dandenong Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

 1
  1
  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

 1
  1
  1

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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