

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 2/336 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) (\*Delete single price or range as applicable)

Single price \$489,000

or range between

&

## Median sale price

(\*Delete house or unit as applicable)

Median price \$690,000

\*House

\*Unit

Suburb Carnegie

Period - From 01/10/2019

to 30/09/2020

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8/38 Shepparson Ave, Carnegie 3163	\$515,999	31/07/2020
10/24-26 Dunoon St, Murrumbeena 3163	\$496,000	04/07/2020
6/264-266 Neerim Road, Carnegie 3163	\$495,000	17/07/2020

This Statement of Information was prepared on: 26/10/2020

**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.~~