

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 8/184 Neerim Road, Carnegie VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$663,250 Property type Apartment Suburb Carnegie

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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. 7/10 Rosstown Road, Carnegie VIC 3163	\$417,500	17/01/2024
2. 6/10 St Huberts Road, Carnegie VIC 3163	\$426,000	19/12/2023
3. 11/131 Grange Road, Glen Huntly VIC 3163	\$453,000	21/10/2023

This Statement of Information was prepared on: 20/02/2024