

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

308/276 NEERIM ROAD CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

205/285 NEERIM ROAD CARNEGIE VIC 3163	\$630,000	05-Oct-24
102/25 TRUGANINI ROAD CARNEGIE VIC 3163	\$595,000	29-Aug-24
110/25 TRUGANINI ROAD CARNEGIE VIC 3163	\$610,000	03-Jul-24

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 6 months.~~

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Winnie Ni
 P 0398989000
 M 0433731528
 E winny@mandylee.com.au



205/285 NEERIM ROAD CARNEGIE VIC 3163 Sold Price **\$630,000** Sold Date **05-Oct-24**

 2  2  1

Distance **0.05km**



102/25 TRUGANINI ROAD CARNEGIE VIC 3163 Sold Price **\$595,000** Sold Date **29-Aug-24**

 2  2  1

Distance **0.13km**



110/25 TRUGANINI ROAD CARNEGIE VIC 3163 Sold Price **\$610,000** Sold Date **03-Jul-24**

 2  2  1

Distance **0.13km**



501/2 MORTON AVENUE CARNEGIE VIC 3163 Sold Price **\$560,000** Sold Date **02-Aug-24**

 2  2  1

Distance **0.27km**



203/330 NEERIM ROAD CARNEGIE VIC 3163 Sold Price **\$605,000** Sold Date **01-Aug-24**

 2  2  1

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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