

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

309/316 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2024

to

31 Jan 2025

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

102/330 NEERIM ROAD CARNEGIE VIC 3163	\$572,500	27-Nov-24
108/332 NEERIM ROAD CARNEGIE VIC 3163	\$575,000	30-Jan-25
204/16 TRANMERE AVENUE CARNEGIE VIC 3163	\$595,000	22-Oct-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.~~

This Statement of Information was prepared on: 17 February 2025



**102/330 NEERIM ROAD CARNEGIE
VIC 3163**

Sold Price

\$572,500

Sold Date **27-Nov-24**

 2  2  1

Distance **0.08km**



**108/332 NEERIM ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS} **\$575,000** ^{UN}

Sold Date **30-Jan-25**

 2  2  1

Distance **0.11km**



**204/16 TRANMERE AVENUE
CARNEGIE VIC 3163**

Sold Price

\$595,000

Sold Date **22-Oct-24**

 2  2  1

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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