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

101/247 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between | $580,000 | & | $638,000

Median sale price

| Median price | $621,000 | Property Type | Unit | Suburb | Carnegie |

| Period - From | 01/04/2023 | to | 30/06/2023 | 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
1 105/365 Neerim Rd CARNEGIE 3163	$645,000	05/04/2023
2 101/328-330 Neerim Rd CARNEGIE 3163	$625,000	11/09/2023
3 104/330 Neerim Rd CARNEGIE 3163	$620,000	28/03/2023

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: 26/09/2023 12:11

CONSUMER AFFAIRS VICTORIA

101/247 Neerim Road, Carnegie Vic 3163

🛏 **2**   🛁 **-**   🚗

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$580,000 - $638,000
Median Unit Price
June quarter 2023: $621,000

Comparable Properties

105/365 Neerim Rd CARNEGIE 3163 (REI/VG)

🛏 **2**   🛁 **2**   🚗 **1**

Price: $645,000
Method: Private Sale
Date: 05/04/2023
Property Type: Apartment

Agent Comments

101/328-330 Neerim Rd CARNEGIE 3163 (REI)

🛏 **2**   🛁 **2**   🚗 **1**

Price: $625,000
Method: Sold Before Auction
Date: 11/09/2023
Property Type: Apartment
Land Size: 94 sqm approx

Agent Comments

104/330 Neerim Rd CARNEGIE 3163 (REI/VG)

🛏 **2**   🛁 **2**   🚗 **1**

Price: $620,000
Method: Private Sale
Date: 28/03/2023
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500