

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

14/314 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$589,000 Property Type Unit Suburb Carnegie

Period - From 20/11/2022 to 19/11/2023 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	307/276 Neerim Rd CARNEGIE 3163	\$568,000	01/09/2023
2	16/24 Woorayl St CARNEGIE 3163	\$545,000	06/10/2023
3	7/50 Poath Rd HUGHESDALE 3166	\$525,000	26/07/2023

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:

20/11/2023 14:59



2 1 1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

20/11/2022 - 19/11/2023: \$589,000

Comparable Properties



307/276 Neerim Rd CARNEGIE 3163 (VG)

Agent Comments

2 - -

Price: \$568,000

Method: Sale

Date: 01/09/2023

Property Type: Strata Unit/Flat



16/24 Woorayl St CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$545,000

Method: Sold Before Auction

Date: 06/10/2023

Property Type: Unit



7/50 Poath Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000

Method: Auction Sale

Date: 26/07/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500