

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

2/32 Mimosa Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,190,000 Property Type Townhouse Suburb Carnegie

Period - From 09/10/2022 to 08/10/2023 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	1/207 Neerim Rd CARNEGIE 3163	\$1,160,000	19/08/2023
2	2/48 Neerim Rd CAULFIELD 3162	\$1,110,000	14/05/2023
3	1/27-29 Neerim Rd CAULFIELD 3162	\$1,020,000	09/09/2023

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:

09/10/2023 15:06



3 2 1

Rooms: 5
Property Type:
 Flat/Unit/Apartment (Res)
Land Size: 265 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Townhouse Price
 09/10/2022 - 08/10/2023: \$1,190,000

Comparable Properties



1/207 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 3

Price: \$1,160,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Unit
Land Size: 282 sqm approx



2/48 Neerim Rd CAULFIELD 3162 (REI/VG)

Agent Comments

3 2 1

Price: \$1,110,000
Method: Auction Sale
Date: 14/05/2023
Property Type: Villa



1/27-29 Neerim Rd CAULFIELD 3162 (REI)

Agent Comments

3 1 2

Price: \$1,020,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500