

## 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

2/405 NEERIM ROAD CARNEGIE VIC 3163

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Mar 2023

to

29 Feb 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

210/17 ELLIOTT AVENUE CARNEGIE VIC 3163	674000	30-Jan-24
9/316 NEERIM ROAD CARNEGIE VIC 3163	638000	17-Feb-24
5/316 NEERIM ROAD CARNEGIE VIC 3163	659000	21-Oct-23

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: 20 March 2024

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210/17 ELLIOTT AVENUE  
CARNEGIE VIC 3163

2 2 1

Sold Price **674000** Sold Date **30-Jan-24**

Distance **0.5km**

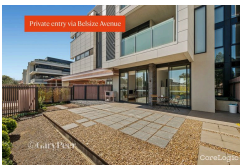


9/316 NEERIM ROAD CARNEGIE  
VIC 3163

2 2 1

Sold Price <sup>RS</sup> **638000** Sold Date **17-Feb-24**

Distance **0.55km**



5/316 NEERIM ROAD CARNEGIE  
VIC 3163

2 2 1

Sold Price **659000** Sold Date **21-Oct-23**

Distance **0.55km**

RS = Recent sale      UN = Undisclosed Sale

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