

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

202/316 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$585,000 Property Type Unit Suburb Carnegie

Period - From 28/02/2023 to 27/02/2024 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	107/16 Etna St GLEN HUNTLY 3163	\$545,000	18/02/2024
2	201/276 Neerim Rd CARNEGIE 3163	\$580,000	08/12/2023
3	115/41 Murrumbeena Rd MURRUMBEENA 3163	\$590,000	07/12/2023

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:

28/02/2024 20:56



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

28/02/2023 - 27/02/2024: \$585,000

Comparable Properties



107/16 Etna St GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$545,000

Method: Auction Sale

Date: 18/02/2024

Property Type: Apartment



201/276 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 08/12/2023

Property Type: Apartment



115/41 Murrumbeena Rd MURRUMBEENA 3163 (VG)

Agent Comments



Price: \$590,000

Method: Sale

Date: 07/12/2023

Property Type: Strata Unit/Flat

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