

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

214/405 NEERIM ROAD CARNEGIE VIC 3163

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carnegie

Period-from

01 May 2023

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 104/93 TRUGANINI ROAD CARNEGIE VIC 3163 | \$600,000 | 25-Mar-24 |
| 1008/1060 DANDENONG ROAD CARNEGIE VIC 3163 | \$595,000 | 17-Jan-24 |
| 201/405 NEERIM ROAD CARNEGIE VIC 3163 | \$570,000 | 24-Apr-24 |

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: 03 May 2024



**104/93 TRUGANINI ROAD
CARNEGIE VIC 3163**

2 2 1

Sold Price ^{RS} **\$600,000** Sold Date **25-Mar-24**

Distance **0.97km**



**1008/1060 DANDENONG ROAD
CARNEGIE VIC 3163**

2 2 1

Sold Price **\$595,000** Sold Date **17-Jan-24**

Distance **1.08km**



**201/405 NEERIM ROAD CARNEGIE
VIC 3163**

2 2 1

Sold Price ^{RS} **\$570,000** Sold Date **24-Apr-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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