

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 254 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)

Range between \$1,500,000 & \$1,650,000

## Median sale price

Median price \$1,655,000 Property type House Suburb Carnegie

Period - From 01/01/2023 to 31/12/2023 Source REIV

## Comparable property sales

**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. 16 Dunoon Street, Murrumbeena VIC 3163	\$1,650,000	07/10/2023
2. 3/158 Kambrook Road, Caulfield VIC 3162	\$1,626,000	26/11/2023
3. 1 Vine Grove, Carnegie VIC 3163	\$1,600,000	09/12/2023

This Statement of Information was prepared on: 27/03/2024