

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

| |
|--|
| 302/323 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)

Range between

| | | |
|-----------|---|-----------|
| \$580,000 | & | \$635,000 |
|-----------|---|-----------|

Median sale price

Median price

| | | | | |
|-----------|---------------|------|--------|----------|
| \$580,000 | Property type | Unit | Suburb | Carnegie |
|-----------|---------------|------|--------|----------|

Period - From

| | | | | |
|------------|----|------------|--------|------|
| 01/07/2023 | to | 30/09/2023 | 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. 111/28 Jersey Parade, Carnegie VIC 3163 | \$622,888 | 21/08/2023 |
| 2. 117/41 Murrumbeena Road, Murrumbeena VIC 3163 | \$615,000 | 03/08/2023 |
| 3. 209/25 Truganini Road, Carnegie VIC 3163 | \$580,000 | 09/09/2023 |

This Statement of Information was prepared on:

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| 23/10/2023 |
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