

# 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

7/336 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 \$420,000 & \$460,000

### Median sale price

Median price \$625,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2023 to 31/03/2024 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	207/14 Maroona Rd CARNEGIE 3163	\$460,000	23/05/2024
2	515/16 Woorayl St CARNEGIE 3163	\$440,000	30/04/2024
3	103/286 Neerim Rd CARNEGIE 3163	\$420,000	09/04/2024

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:

06/06/2024 15:13



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**207/14 Maroona Rd CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$460,000

**Method:** Auction Sale

**Date:** 23/05/2024

**Property Type:** Apartment



**515/16 Woorayl St CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$440,000

**Method:** Private Sale

**Date:** 30/04/2024

**Property Type:** Apartment

**103/286 Neerim Rd CARNEGIE 3163 (VG)**

Agent Comments



**Price:** \$420,000

**Method:** Sale

**Date:** 09/04/2024

**Property Type:** Strata Unit/Flat