

# 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 407/276 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 & \$440,000

### Median sale price

Median price \$642,500 Property Type Unit Suburb Carnegie

Period - From 01/07/2024 to 30/09/2024 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	107/9 Belsize Av CARNEGIE 3163	\$460,000	05/10/2024
2	305/16 Woorayl St CARNEGIE 3163	\$437,000	24/09/2024
3	105/180 Koornang Rd CARNEGIE 3163	\$436,000	25/07/2024

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: 07/01/2025 10:34



**Property Type:** Apartment

## Comparable Properties



**107/9 Belsize Av CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 05/10/2024

**Property Type:** Apartment

**305/16 Woorayl St CARNEGIE 3163 (VG)**

Agent Comments



**Price:** \$437,000

**Method:** Sale

**Date:** 24/09/2024

**Property Type:** Strata Unit/Flat



**105/180 Koornang Rd CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$436,000

**Method:** Auction Sale

**Date:** 25/07/2024

**Property Type:** Apartment

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