

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 105/179-181 Neerim Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$630,000

Median sale price

Median price \$1,675,500 Property Type House 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	402/1242 Glen Huntly Rd CARNEGIE 3163	\$610,000	29/06/2024
2	118/41 Murrumbeena Rd MURRUMBEENA 3163	\$600,000	23/05/2024
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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: 03/07/2024 09:06



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$630,000

Median House Price

Year ending March 2024: \$1,675,500

Comparable Properties



402/1242 Glen Huntly Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 29/06/2024

Property Type: Apartment



118/41 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$600,000

Method: Sold Before Auction

Date: 23/05/2024

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9593 4500