

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

209/276 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)

Single Price

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

5/253 NEERIM ROAD CARNEGIE VIC 3163	\$400,000	03-Oct-22
9/62-64 TRUGANINI ROAD CARNEGIE VIC 3163	\$401,500	08-Oct-22
210/276 NEERIM ROAD CARNEGIE VIC 3163	\$392,500	07-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 12 December 2023



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**5/253 NEERIM ROAD CARNEGIE
VIC 3163**

1 1 1

Sold Price

\$400,000

Sold Date

03-Oct-22

Distance

0.12km



**9/62-64 TRUGANINI ROAD
CARNEGIE VIC 3163**

1 1 1

Sold Price

\$401,500

Sold Date

08-Oct-22

Distance

0.3km



**210/276 NEERIM ROAD CARNEGIE
VIC 3163**

1 1 1

Sold Price

\$392,500

Sold Date

07-Sep-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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