

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

106/181 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Nov 2020

to

31 Oct 2021

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

7/9 Dunoon Street Murrumbeena VIC 3163	\$540,000	13-Sep-21
5/106 Murrumbeena Road Murrumbeena VIC 3163	\$580,000	14-Jul-21
203/14 Elliott Avenue Carnegie VIC 3163	\$615,000	07-Jul-21

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: 17 November 2021



**7/9 Dunoon Street Murrumbeena
VIC 3163**

 2  1  1

Sold Price **\$540,000** Sold Date **13-Sep-21**

Distance **1.75km**



**5/106 Murrumbeena Road
Murrumbeena VIC 3163**

 2  1  1

Sold Price **\$580,000** Sold Date **14-Jul-21**

Distance **1.7km**



**203/14 Elliott Avenue Carnegie VIC
3163**

 2  2  1

Sold Price **\$615,000** Sold Date **07-Jul-21**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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