

# 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 105/405 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)

Single price \$\* 698,000.00

or range between \$\*

&

\$

### Median sale price

Median price \$ 570,000.00

Property type unit

Suburb Carnegie

Period - From 2018 Q3

to

2019 Q2

Source REIV

### Comparable property sales

**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 3/1229 Glen Huntly Road, Carnegie	\$ 652,000.00	06 Jul 2019
2 7/247 Neerim Road, Carnegie	\$ 720,000.00	04 Jun 2019
3 207/247 Neerim Road, Carnegie	\$ 734,000.00	13 Apr 2019

**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: 16/09/2019