

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode

311/405 Neerim Road, Carnegie VIC 3163

Indicative selling price

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

Single price \$ 470,000

or range between

&

Median sale price

Median price \$570,000

*House

*unit X

Suburb
or locality

CARNEGIE

Period - From

2018 Q2

to

2019 Q1

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 4/162 Leila Road, Carnegie	\$474,000	06/04/2019
2. 3/12 Maroona Road, Carnegie	\$422,500	18/03/2019
3. 2/35 Rosstown Road, Carnegie	\$366,000	23/02/2019

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.