

## 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 3/338 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)

Range between \$690,000 & \$740,000

#### Median sale price

Median price \$552,500 House Unit X Suburb Carnegie

Period - From 01/10/2018 to 31/12/2018 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	3/1a Kokaribb Rd CARNEGIE 3163	\$731,500	06/10/2018
2	1/1a Kokaribb Rd CARNEGIE 3163	\$730,250	24/11/2018
3	2/1a Kokaribb Rd CARNEGIE 3163	\$715,000	11/10/2018

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.~~

3/338 Neerim Road, Carnegie Vic 3163



 2  1  1

**Rooms:**  
**Property Type:**  
**Land Size:** 132 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$740,000  
**Median Unit Price**  
December quarter 2018: \$552,500

TERMS: 10% deposit and balance due 30, 45 or 60 days. COUNCIL RATES: \$1,178.10 per annum approx. WATER RATES: \$664.86 per annum approx. OWNERS CORPORATION: \$2,068.10 per annum approx. POTENTIAL RENT: \$490.00 - \$530.00 per week approx.

## Comparable Properties



3/1a Kokaribb Rd CARNEGIE 3163 (REI/VG)

**Agent Comments**

 2  2  1

**Price:** \$731,500  
**Method:** Auction Sale  
**Date:** 06/10/2018  
**Rooms:** 3  
**Property Type:** Unit



1/1a Kokaribb Rd CARNEGIE 3163 (REI/VG)

**Agent Comments**

 2  2  1

**Price:** \$730,250  
**Method:** Auction Sale  
**Date:** 24/11/2018  
**Rooms:** 3  
**Property Type:** Townhouse (Res)



2/1a Kokaribb Rd CARNEGIE 3163 (REI/VG)

**Agent Comments**

 2  2  1

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 11/10/2018  
**Rooms:** 3  
**Property Type:** Unit