

## 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 1/389 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 \$480,000

#### Median sale price

Median price \$555,000 House Unit X Suburb Carnegie

Period - From 01/10/2017 to 31/12/2017 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 | 3/121 Murrumbeena Rd MURRUMBEENA 3163 | \$487,500 | 21/10/2017   |
| 2 | 7/369 Neerim Rd CARNEGIE 3163         | \$485,000 | 02/12/2017   |
| 3 | 5/15 Royal Av GLEN HUNTLY 3163        | \$475,000 | 24/09/2017   |

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.



2 1 1

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$480,000  
**Median Unit Price**  
December quarter 2017: \$555,000

## Comparable Properties



**3/121 Murrumbeena Rd MURRUMBEENA 3163** **Agent Comments**  
**(REI/VG)**

2 1 1

**Price:** \$487,500  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** 3  
**Property Type:** Apartment



**7/369 Neerim Rd CARNEGIE 3163 (REI)** **Agent Comments**

2 1 1

**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 02/12/2017  
**Rooms:** -  
**Property Type:** Apartment

**5/15 Royal Av GLEN HUNTLY 3163 (VG)** **Agent Comments**

2 - -

**Price:** \$475,000  
**Method:** Sale  
**Date:** 24/09/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)