

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

Range between

\$480,000

&

\$528,000

Median sale price

Median price

\$705,000

House

Unit

X

Suburb

Carnegie

Period - From

01/04/2017

to

30/06/2017

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	17/488-490 Neerim Rd MURRUMBEENA 3163	\$488,000	01/07/2017
2	15/4 William St MURRUMBEENA 3163	\$487,000	19/07/2017
3	6/2a Truganini Rd CARNEGIE 3163	\$480,000	18/07/2017

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 - \$528,000
Median Unit Price
 June quarter 2017: \$705,000

Comparable Properties



17/488-490 Neerim Rd MURRUMBEENA 3163 (REI) [Agent Comments](#)

2 1 1

Price: \$488,000
Method: Private Sale
Date: 01/07/2017
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)



15/4 William St MURRUMBEENA 3163 (REI) [Agent Comments](#)

2 2 1

Price: \$487,000
Method: Private Sale
Date: 19/07/2017
Rooms: 3
Property Type: Apartment



6/2a Truganini Rd CARNEGIE 3163 (REI) [Agent Comments](#)

2 1 1

Price: \$480,000
Method: Private Sale
Date: 18/07/2017
Rooms: 3
Property Type: Apartment