

## 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 4/338 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 \$650,000 & \$700,000

#### Median sale price

Median price \$560,000 House Unit X Suburb Carnegie

Period - From 01/07/2017 to 30/06/2018 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		
2		
3		

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.

4/338 Neerim Road, Carnegie Vic 3163

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**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
Year ending June 2018: \$560,000

Terms of sale - 10% deposit, with balance preferred 30 - 60 days from date of sale. City of GlenEira rates 18/19 are \$1,106.25 per annum approx. South East Water rates are \$680.00 per annum approx. Owner's Corporation Fees are 2068.08 per annum paid half yearly. Potential rental in the vicinity of \$450.00 to \$460.00 per week, based on comparable local lettings.

## Comparable Properties

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.