

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	316 Neerim Road, Carnegie Vic 3163
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Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	203/179 Neerim Rd CARNEGIE 3163	\$640,000	16/09/2017
2	6/179 Neerim Rd CARNEGIE 3163	\$625,000	05/08/2017
3	302/332 Neerim Rd CARNEGIE 3163	\$540,000	29/07/2017

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 -

Rooms:
Property Type: House (Res)
Land Size: 432 sqm approx
 Agent Comments

Indicative Selling Price
 \$0 - \$0
Median House Price
 June quarter 2017: \$1,455,000

Comparable Properties



203/179 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$640,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: Apartment



6/179 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$625,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: Apartment

302/332 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$540,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 4
Property Type: Apartment