Thomson:

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

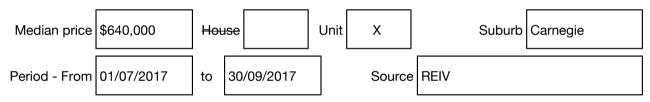
1/389 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Single price \$480,000

Median sale price



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	7/184 Neerim Rd CARNEGIE 3163	\$467,500	16/11/2017
2	4/174 Murrumbeena Rd MURRUMBEENA 3163	\$460,000	19/08/2017
3	110/121 Murrumbeena Rd MURRUMBEENA 3163	\$460,000	22/09/2017

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$480,000 Median Unit Price September quarter 2017: \$640,000

Comparable Properties



7/184 Neerim Rd CARNEGIE 3163 (REI)



Price: \$467,500 Method: Private Sale Date: 16/11/2017 Rooms: 3 Property Type: Apartment

4/174 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments (REI/VG)



Price: \$460,000 Method: Auction Sale Date: 19/08/2017 Rooms: -Property Type: Apartment



110/121 Murrumbeena Rd MURRUMBEENA Agent Comments 3163 (REI)

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Price: \$460,000 Method: Private Sale Date: 22/09/2017 Rooms: -Property Type: Apartment

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Agent Comments

