

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

Median price \$640,000 House Unit X Suburb Carnegie

Period - From 01/07/2017 to 30/09/2017 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	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.



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)

[Agent Comments](#)



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



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

[Agent Comments](#)



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



110/121 Murrumbeena Rd MURRUMBEENA 3163 (REI)

[Agent Comments](#)



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