

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

G04/365 NEERIM ROAD CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,615,000

Property type

Other

Suburb

Carnegie

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

3/316 NEERIM ROAD CARNEGIE VIC 3163	\$610,000	29-Apr-25
209/28 JERSEY PARADE CARNEGIE VIC 3163	\$655,000	11-Apr-25
104/323 NEERIM ROAD CARNEGIE VIC 3163	\$700,000	13-Dec-24

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 6 months.

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**3/316 NEERIM ROAD CARNEGIE
VIC 3163**

2 2 1

Sold Price ^{RS} **\$610,000** ^{UN} Sold Date **29-Apr-25**

Distance **0.22km**



**209/28 JERSEY PARADE
CARNEGIE VIC 3163**

2 2 1

Sold Price **\$655,000** Sold Date **11-Apr-25**

Distance **0.27km**



**104/323 NEERIM ROAD CARNEGIE
VIC 3163**

2 2 1

Sold Price **\$700,000** Sold Date **13-Dec-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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