

## 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

313/285 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) (\*Delete single price or range as applicable)

Single Price

\$757,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Oct 2022

to

30 Sep 2023

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

201/285 NEERIM ROAD CARNEGIE VIC 3163	\$720,000	21-Sep-23
7/17 ELLIOTT AVENUE CARNEGIE VIC 3163	\$737,777	21-Sep-23
5/7 ORMOND ROAD ORMOND VIC 3204	\$745,000	03-Sep-23

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.~~

This Statement of Information was prepared on: 16 October 2023



**201/285 NEERIM ROAD CARNEGIE VIC 3163**

Sold Price

<sup>RS</sup> **\$720,000** <sup>UN</sup>

Sold Date

**21-Sep-23**

 2  2  1

Distance

**0km**



**7/17 ELLIOTT AVENUE CARNEGIE VIC 3163**

Sold Price

<sup>RS</sup> **\$737,777**

Sold Date

**21-Sep-23**

 2  2  1

Distance

**0.3km**



**5/7 ORMOND ROAD ORMOND VIC 3204**

Sold Price

<sup>RS</sup> **\$745,000**

Sold Date

**03-Sep-23**

 2  2  2

Distance

**1.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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