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

6/219 Neerim Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$620,000		&		\$680,000			
Median sale p	rice							
Median price	\$705,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/07/2020	to	30/06/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6/20 Toward St MURRUMBEENA 3163	\$670,000	26/06/2021
2	3/21 Shepparson Av CARNEGIE 3163	\$660,000	10/04/2021
3			

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.

This Statement of Information was prepared on:

28/09/2021 12:51









Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median Unit Price Year ending June 2021: \$705,000

Beautifully renovated ground floor 3 bedroom security apartment enjoying the elegance of a private alfresco courtyard garden, a vogue kitchen/meals area (laundry); a gorgeous living room, plantation shutters & a secure carport. Near Carnegie Primary School and transport.

Comparable Properties



6/20 Toward St MURRUMBEENA 3163 (REI/VG) Agent Comments



Price: \$670,000 Method: Auction Sale Date: 26/06/2021 Property Type: Apartment



3/21 Shepparson Av CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$660,000 Method: Auction Sale Date: 10/04/2021 Rooms: 5 Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

propertydata



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