

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 consumer.vic.gov.au/underquoting

Range between \$620,000 & \$680,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Carnegie

Period - From 01/07/2020 to 30/06/2021 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	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



3
 1
 1

Rooms: 4

Property Type: Apartment

Agent Comments

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.

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

Year ending June 2021: \$705,000

Comparable Properties



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

3
 1
 1

Price: \$670,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Apartment



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

3
 1
 1

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.

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