Statement of Information
Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	G02, G07, 105 & 203/ 253 Neerim Road, Carnegie

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting

Unit type or class	Price
One Bedroom Apartments	
G02/253 Neerim Road, Carnegie VIC 3163	$490,000

Unit type or class	Price
Two Bedroom Apartments	
G07/253 Neerim Road, Carnegie VIC 3163	$600,000
105/253 Neerim Road, Carnegie VIC 3163	$640,000
203/253 Neerim Road, Carnegie VIC 3163	$620,000

Suburb unit median sale price

Median price	$672,500		Suburb	Carnegie	
Period - From	01 Jul 2019	To	30 Jun 2020	Source	CoreLogic

Comparable property sales

Unit Type or class

1 Bedroom Apartments (G02/253 Neerim Road, Carnegie)

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Comparable property sales

Unit Type or class

2 Bedroom Apartments (G07, 105, 203/253 Neerim Road, Carnegie)

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.

210/112 Mimosa Road Carnegie VIC 3163	$620,000	01-Mar-20
101/3 Elliot Avenue Carnegie VIC 3163	$634,000	20-May-20
202/16 Tranmere Avenue Carnegie VIC 3196	$643,000	29-Feb-20