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	5/338 Neerim Road, Carnegie Vic 3163

Indicative selling price

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

Single price $875,000

Median sale price

Median price $1,250,000 Property Type Townhouse Suburb Carnegie

Period - From 14/08/2023 to 13/08/2024 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	2/1a Kokaribb Rd CARNEGIE 3163	$825,000	03/05/2024
2	2/1 Murrumbeena Rd CARNEGIE 3163	$860,000	03/04/2024
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: 14/08/2024 13:00

5/338 Neerim Road, Carnegie Vic 3163



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$875,000
Median Townhouse Price
14/08/2023 - 13/08/2024: $1,250,000

Comparable Properties



2/1a Kokaribb Rd CARNEGIE 3163 (REI/VG)

2 2 1

Price: $825,000
Method: Sold Before Auction
Date: 03/05/2024
Property Type: Townhouse (Res)

Agent Comments



2/1 Murrumbeena Rd CARNEGIE 3163 (REI/VG)

2 1 2

Price: $860,000
Method: Sold Before Auction
Date: 03/04/2024
Property Type: Unit

Agent Comments

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 - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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