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

202/316 Neerim Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.	vic.gov.au/underquoting
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Single price \$530,000

Median sale price

Median price	\$655,000	Pro	perty Type Unit	t	Suburb	Carnegie
Period - From	01/07/2024	to	30/06/2025	Sou	rce 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.

Add	dress of comparable property	Price	Date of sale
1	101/2 Belsize Av CARNEGIE 3163	\$550,000	07/06/2025
2	108/276 Neerim Rd CARNEGIE 3163	\$525,000	25/02/2025
3	8/405 Neerim Rd CARNEGIE 3163	\$540,000	23/02/2025

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:

15/07/2025 14:29







Property Type: Apartment Agent Comments

Indicative Selling Price \$530,000 Median Unit Price Year ending June 2025: \$655,000

Comparable Properties

101/2 Belsize Av CARNEGIE 3163 (REI)2121Price: \$550,000Method: Auction SaleDate: 07/06/2025Property Type: UnitLand Size: 65 sqm approx	Agent Comments
108/276 Neerim Rd CARNEGIE 3163 (VG) 1 2 1 Price: \$525,000 Method: Sale Date: 25/02/2025 Property Type: Strata Unit/Flat	Agent Comments
8/405 Neerim Rd CARNEGIE 3163 (REI/VG) 2 1 1 1 Price: \$540,000 Method: Sold Before Auction Date: 23/02/2025 Property Type: Apartment	Agent Comments

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



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