

Statement of Information

Sections 47AF of the Estate Agents Act 1980

401-407 Neerim Road, CARNEGIE 3163

Indicative selling price

3 Bedroom Unit	Single price \$845,000
2 Bedroom Unit	Single price \$570,000
1 Bedroom Unit	Range \$449,000 - \$485,000

Suburb unit median sale price

Median Unit for **CARNEGIE** for period **Jan 2017 - Dec 2017**
Sourced from **REIV**.

\$637,500

Comparable property sales

These are the three units 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 the most comparable to the property for sale.

3 Bedroom Unit

2/112 Mimosa Road,
Carnegie 3163

Price **\$915,000** Sold 31
October 2017

201/179-181 Neerim Road,
Carnegie 3163

Price **\$800,000** Sold 30
January 2018

8/18 Waratah Avenue,
Glen Huntly 3163

Price **\$790,000** Sold 10
October 2017

2 Bedroom Unit

5/5 Murrembeena Road,
Murrembeena 3163

Price **\$575,000** Sold 31
October 2017

10/18 Waratah Avenue,
Glen Huntly 3163

Price **\$570,000** Sold 02
September 2017

Unit

1 beds 1 baths 1 parking

Contact agents



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wood

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September 2017

14/12-16 Carrum Street,
Malvern East 3145

Price **\$560,000** Sold 08
December 2017

1 Bedroom Unit

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

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

