

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

106/92 Mimosa Road Carnegie VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

303/247 Neerim Road Carnegie VIC 3163	\$630,000	12-Nov-20
9/247 Neerim Road Carnegie VIC 3163	\$665,000	28-Jul-20
102/14 Elliott Avenue Carnegie VIC 3163	\$630,000	24-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 15 March 2021



303/247 Neerim Road Carnegie VIC 3163

Sold Price

\$630,000

Sold Date **12-Nov-20**

 2  2  1

Distance **0.19km**



9/247 Neerim Road Carnegie VIC 3163

Sold Price

\$665,000

Sold Date **28-Jul-20**

 2  2  1

Distance **0.19km**



102/14 Elliott Avenue Carnegie VIC 3163

Sold Price

\$630,000

Sold Date **24-Nov-20**

 2  2  1

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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