

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Feb 2020

to

31 Jan 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: 04 February 2021



**303/247 Neerim Road Carnegie VIC** Sold Price **\$630,000**

Sold Date **12-Nov-20**

 2  2  1

Distance **0.19km**



**9/247 Neerim Road Carnegie VIC** Sold Price **\$665,000**

Sold Date **28-Jul-20**

 2  2  1

Distance **0.19km**



**102/14 Elliott Avenue Carnegie VIC** 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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