

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

101/92 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Carnegie

Period-from

01 May 2024

to

30 Apr 2025

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

205/92 MIMOSA ROAD CARNEGIE VIC 3163	\$545,000	01-May-25
107/6 KOKARIBB ROAD CARNEGIE VIC 3163	\$550,000	12-Apr-25
108/332 NEERIM ROAD CARNEGIE VIC 3163	\$575,000	26-Jan-25

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: 22 May 2025



**205/92 MIMOSA ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS}

\$545,000

Sold Date

01-May-25



2



2



1

Distance

0km



**107/6 KOKARIBB ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS}

\$550,000

Sold Date

12-Apr-25



2



2



1

Distance

0.25km



**108/332 NEERIM ROAD CARNEGIE
VIC 3163**

Sold Price

\$575,000

Sold Date

26-Jan-25



2



2



1

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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