

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 2/173 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$790,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Carnegie

Period - From 01/10/2018 to 30/09/2019 Source 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.

	Address of comparable property	Price	Date of sale
1	1/173 Oakleigh Rd CARNEGIE 3163	\$801,000	14/09/2019
2	6/14 Mackay Av GLEN HUNTLY 3163	\$780,000	18/12/2019
3	5/17 Wattle Av GLEN HUNTLY 3163	\$726,000	10/08/2019

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: 06/01/2020 14:48



3 1 1

Property Type: Unit
Land Size: 94.8 internal sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median House Price
Year ending September 2019: \$1,200,000

Comparable Properties



1/173 Oakleigh Rd CARNEGIE 3163 (REI/VG) **Agent Comments**

3 1 1

Price: \$801,000
Method: Auction Sale
Date: 14/09/2019
Property Type: Unit



6/14 Mackay Av GLEN HUNTLY 3163 (REI) **Agent Comments**

3 1 1

Price: \$780,000
Method: Private Sale
Date: 18/12/2019
Rooms: 4
Property Type: Unit



5/17 Wattle Av GLEN HUNTLY 3163 (REI/VG) **Agent Comments**

3 1 1

Price: \$726,000
Method: Auction Sale
Date: 10/08/2019
Property Type: Unit