# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 91 Carlisle Crescent, Hughesdale Vic 3166

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,400,000		&		\$1,500,0	00		
Median sale price								
Median price	\$1,489,000	Pro	operty Type	Hou	ise		Suburb	Hughesdale
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	46 John St OAKLEIGH 3166	\$1,574,000	29/01/2025
2	1542 Dandenong Rd OAKLEIGH 3166	\$1,255,000	03/12/2024
3	4 Outlook Ct CHADSTONE 3148	\$1,600,000	18/11/2024

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:

31/01/2025 20:20









Property Type: House Land Size: 696 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price December quarter 2024: \$1,489,000

# **Comparable Properties**

46 John St OAKLEIGH 3166 (REI) 5  3  46 John St OAKLEIGH 3166 (REI) 47 John St OAKLEIGH 3166 (REI) 48 John St OAKLEIGH 3166 (REI) 49 John St OAKLEIGH 3166 (REI) 40 John St OAKLEIGH 3166	Agent Comments
1542 Dandenong Rd OAKLEIGH 3166 (REI) 4  3  2 Price: \$1,255,000 Method: Sold Before Auction Date: 03/12/2024 Property Type: House (Res)	Agent Comments
4 Outlook Ct CHADSTONE 3148 (REI/VG) 5 3 2 Price: \$1,600,000 Method: Auction Sale Date: 18/11/2024 Property Type: House (Res) Land Size: 532 sqm approx	Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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