

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

1/56 Carmichael Road, Oakleigh East, VIC 3166

Indicative selling price

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

Single price

or range between

\$800,000

&

\$860,000

Median sale price

Median price

\$ 1,000,000

Property type

House

Suburb

OAKLEIGH EAST

Period - From

14/01/2021

to

13/07/2021

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	2/1426 North Road Clayton Vic 3168	\$873,500	2021-06-30
2	1/35 Stewart Road Oakleigh East Vic 3166	\$828,500	2021-05-15
3	2/7 Calista Avenue Oakleigh East Vic 3166	\$845,000	2021-02-11

This Statement of Information was prepared on:

13/07/2021

