

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

79 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Single price

\$1,950,000

Median sale price

Median price

\$1,810,500

Property Type

House

Suburb

Carnegie

Period - From

01/10/2021

to

31/12/2021

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	11 Rigby Av CARNEGIE 3163	\$2,134,888	14/11/2021
2	6 Chestnut St CARNEGIE 3163	\$1,950,000	13/11/2021
3	165 Oakleigh Rd CARNEGIE 3163	\$1,800,000	09/02/2022

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:

24/03/2022 11:54



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 2
 1

Property Type: House (Res)**Land Size:** 869 sqm approx

Agent Comments

Generous 4 bedroom + study 2 bathroom single level charmer on 869sqm approx. Prized potential in this coveted street, it features 3 huge living areas (gas fire), granite north facing kitchen and a deep north facing rear garden with undercover entertaining patio, pizza oven, workshop/gym and a shed. Renovate, rebuild or redevelop into a multi-unit site (STCA), while comfortable with ducted heating, evap cooling, security, superb storage and auto gate to garage. Walk to Packer Park, Koornang Park, transport and cafes.

Comparable Properties

**11 Rigby Av CARNEGIE 3163 (REI/VG)**

Agent Comments

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 2
 1

Price: \$2,134,888**Method:** Auction Sale**Date:** 14/11/2021**Property Type:** House (Res)**Land Size:** 850 sqm approx**6 Chestnut St CARNEGIE 3163 (REI/VG)**

Agent Comments

3
 2
 2

Price: \$1,950,000**Method:** Auction Sale**Date:** 13/11/2021**Property Type:** House (Res)**Land Size:** 728 sqm approx**165 Oakleigh Rd CARNEGIE 3163 (REI)**

Agent Comments

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 2
 2

Price: \$1,800,000**Method:** Sold Before Auction**Date:** 09/02/2022**Property Type:** House (Res)**Land Size:** 656 sqm approx