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 79 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gov	v.au/underq	uoting					
Single price	e \$1,950,000									
Median sale price										
Median price	\$1,810,500	Pro	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.

Add	dress 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





Deliseme



Property Type: House (Res) **Land Size:** 869 sqm approx Agent Comments Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

Indicative Selling Price \$1,950,000 Median House Price December quarter 2021: \$1,810,500

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

Harcourts	11 Rigby Av CARNEGIE 3163 (REI/VG) 4 2 1 Price: \$2,134,888 Method: Auction Sale Date: 14/11/2021 Property Type: House (Res) Land Size: 850 sqm approx	Agent Comments
	6 Chestnut St CARNEGIE 3163 (REI/VG) 3 2 2 2 Price: \$1,950,000 Method: Auction Sale Date: 13/11/2021 Property Type: House (Res) Land Size: 728 sqm approx	Agent Comments
	165 Oakleigh Rd CARNEGIE 3163 (REI)Image: 13Image: 2Image: 2Price: \$1,800,000Method: Sold Before AuctionDate: 09/02/2022Property Type: House (Res)Land Size: 656 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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