## 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 3/7-9 Oakleigh Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$705,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/04/2020	to	31/03/2021		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	3/8 Girdwood Av CARNEGIE 3163	\$815,000	11/05/2021
2	4/4 St Huberts Rd CARNEGIE 3163	\$800,000	26/04/2021
3	3/10 Ulupna Rd ORMOND 3204	\$745,000	18/02/2021

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:

19/05/2021 17:06







Rooms: 4 Property Type: Villa Land Size: 110 sqm approx Agent Comments Myron Ching 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$750,000 - \$800,000 Median Unit Price Year ending March 2021: \$705,000

# **Comparable Properties**



3/8 Girdwood Av CARNEGIE 3163 (REI)



Price: \$815,000 Method: Sold Before Auction Date: 11/05/2021 Rooms: 3 Property Type: Villa

Agent Comments

Agent Comments



**Price:** \$800,000 **Method:** Private Sale **Date:** 26/04/2021

3/10 Ulupna Rd ORMOND 3204 (REI)



Agent Comments



Price: \$745,000 Method: Private Sale Date: 18/02/2021 Rooms: 3 Property Type: Unit

### Account - Jellis Craig | P: 03 9593 4500

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Date: 26/04/2021 Property Type: Unit

4/4 St Huberts Rd CARNEGIE 3163 (REI)

Price: \$800.000