

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

3/7-9 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$705,000

Property Type Unit

Suburb Carnegie

Period - From 01/04/2020

to 31/03/2021

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	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

3/7-9 Oakleigh Road, Carnegie Vic 3163

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending March 2021: \$705,000



 2  1  1

Rooms: 4

Property Type: Villa

Land Size: 110 sqm approx

Agent Comments

Comparable Properties



3/8 Girdwood Av CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$815,000

Method: Sold Before Auction

Date: 11/05/2021

Rooms: 3

Property Type: Villa



4/4 St Huberts Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$800,000

Method: Private Sale

Date: 26/04/2021

Property Type: Unit



3/10 Ulupna Rd ORMOND 3204 (REI)

Agent Comments

 2  1  1

Price: \$745,000

Method: Private Sale

Date: 18/02/2021

Rooms: 3

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500