

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 30 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 \$880,000 & \$930,000

Median sale price

Median price \$ 1,160,000 Property type House Suburb OAKLEIGH EAST

Period - From 13/04/2022 to 12/04/2023 Source core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	1/138 Ferntree Gully Road Oakleigh East Vic 3166	\$910,000	2023-03-24
2	1/1803 Dandenong Road Oakleigh East Vic 3166	\$912,500	2023-02-28
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This Statement of Information was prepared on: 13/04/2023

