

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

28 Carmichael Road, Oakleigh East VIC 3166

Indicative selling price

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

Range between

\$1,300,000

&

\$1,350,000

Median sale price

Median price

\$1,170,000

Property Type

House

Suburb

Oakleigh East

Period - From

30/07/2024

to

29/01/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Marcella Court Oakleigh East VIC 3166	\$1,250,000	18/11/2024
34 Ross Street Huntingdale VIC 3166	\$1,307,000	18/11/2024
6 Leumear Street Oakleigh East VIC 3166	\$1,200,000	12/09/2024

This Statement of Information was prepared on:

30/01/2025