## 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

1/73 Oakleigh Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,416,500	Pro	operty Type	Hou	se		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.

Ad	dress of comparable property	Price	Date of sale
1	3/26 St Huberts Rd CARNEGIE 3163	\$1,280,000	08/06/2021
2	1/15 St Huberts Rd CARNEGIE 3163	\$1,377,000	15/05/2021
3	1/10 Pelling Rd MURRUMBEENA 3163	\$1,301,000	27/03/2021

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:

12/07/2021 11:43





Mark Staples

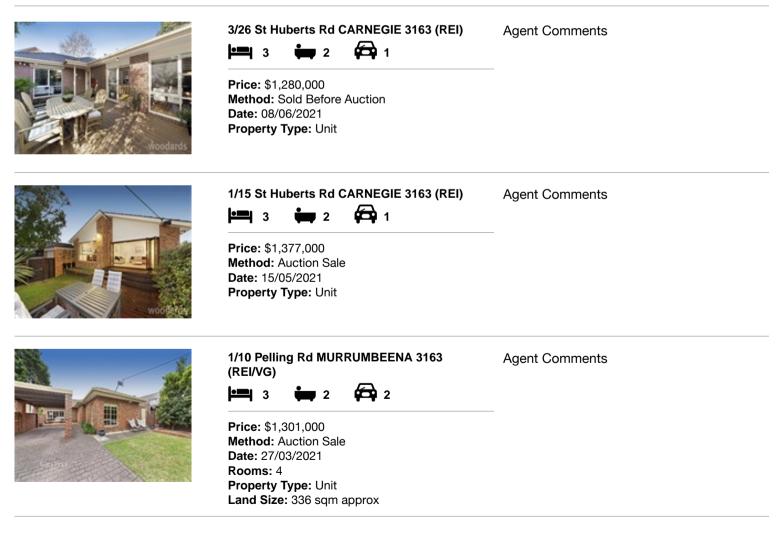


Rooms: 5 Property Type: Townhouse Agent Comments 9573 6100 0411 527 174 markstaples@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending March 2021: \$1,416,500

Super smart and single level, this brilliant street front townhouse provides all the space of a traditional home but on an easy to manage garden parcel. Includes two separate living areas, three spacious bedrooms with BIRs, the main with WIR/ensuite, stone kitchen and bathrooms, alfresco entertaining, sunny rear garden and remote double garage.

# **Comparable Properties**



Account - Jellis Craig | P: 03 9593 4500



