

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 consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,416,500

Property Type House

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	3/26 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

1/73 Oakleigh Road, Carnegie Vic 3163

**Jellis
Craig**

Mark Staples

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2021: \$1,416,500



 3  2.5  2

Rooms: 5

Property Type: Townhouse

Agent Comments

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



3/26 St Huberts Rd CARNEGIE 3163 (REI)

Agent Comments

 3  2  1

Price: \$1,280,000

Method: Sold Before Auction

Date: 08/06/2021

Property Type: Unit



1/15 St Huberts Rd CARNEGIE 3163 (REI)

Agent Comments

 3  2  1

Price: \$1,377,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Unit



**1/10 Pelling Rd MURRUMBEENA 3163
(REI/VG)**

Agent Comments

 3  2  2

Price: \$1,301,000

Method: Auction Sale

Date: 27/03/2021

Rooms: 4

Property Type: Unit

Land Size: 336 sqm approx

Account - Jellis Craig | P: 03 9593 4500