# 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

1/102 Oakleigh Road, Carnegie Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$780,000		&		\$850,000			
Median sale p	rice							
Median price	\$732,500	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/07/2020	to	30/09/2020		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.

Ade	dress of comparable property	Price	Date of sale
1	3/6 Mile End Rd CARNEGIE 3163	\$816,000	21/05/2020
2	3/173 Koornang Rd CARNEGIE 3163	\$815,000	19/05/2020
3	1/1092 Glen Huntly Rd GLEN HUNTLY 3163	\$785,000	23/05/2020

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:

09/10/2020 21:17









Rooms: 4 Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median Unit Price September quarter 2020: \$732,500

# **Comparable Properties**



3/6 Mile End Rd CARNEGIE 3163 (REI/VG)



Price: \$816,000 Method: Auction Sale Date: 21/05/2020 Rooms: 3 Property Type: Unit Agent Comments



3/173 Koornang Rd CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$815,000 Method: Private Sale Date: 19/05/2020 Rooms: 5 Property Type: Villa



1/1092 Glen Huntly Rd GLEN HUNTLY 3163 (REI)



Price: \$785,000 Method: Auction Sale Date: 23/05/2020 Property Type: Apartment 3163Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.