

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

4/169 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$616,000

Property Type

Unit

Suburb

Carnegie

Period - From

31/05/2021

to

30/05/2022

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	4/40 Woorayl St CARNEGIE 3163	\$326,100	24/02/2022
2	3/8 Adelaide St MURRUMBEENA 3163	\$320,000	02/05/2022
3	4/7 Wild Cherry Rd ORMOND 3204	\$320,000	23/03/2022

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:

31/05/2022 16:23



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

31/05/2021 - 30/05/2022: \$616,000

Comparable Properties



4/40 Woorayl St CARNEGIE 3163 (REI/VG)

Agent Comments

1
 1
 1

Price: \$326,100

Method: Sold Before Auction

Date: 24/02/2022

Property Type: Apartment



3/8 Adelaide St MURRUMBEENA 3163 (REI)

Agent Comments

1
 1
 1

Price: \$320,000

Method: Private Sale

Date: 02/05/2022

Property Type: Unit



4/7 Wild Cherry Rd ORMOND 3204 (REI/VG)

Agent Comments

1
 1
 1

Price: \$320,000

Method: Private Sale

Date: 23/03/2022

Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693