

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/102 Oakleigh Road Carnegie 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$520,000 & \$570,000

Median sale price

Median price \$550,000 Property type Unit Suburb CARNEGIE

Period - From 01/07/2018 to 30/06/2019 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
107/16 Tranmere Avenue Carnegie 3163	\$560,000	14/08/2019
206/1298 Glen huntly road Carnegie 3163	\$549,000	06/07/2019
5/1204 Glen huntly road Glen huntly 3163	\$536,000	27/07/2019

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: Monday 30th September 2019