

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 41a Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,810,500 Property Type House Suburb Carnegie

Period - From 01/10/2021 to 31/12/2021 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	124a Grange Rd CARNEGIE 3163	\$1,300,000	22/10/2021
2	344 Koornang Rd CARNEGIE 3163	\$1,098,000	15/12/2021
3	1/404 Koornang Rd CARNEGIE 3163	\$1,050,000	13/11/2021

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: 08/03/2022 14:01



Property Type: House (Previously Occupied - Detached)
Land Size: 492 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 December quarter 2021: \$1,810,500

Comparable Properties



124a Grange Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 22/10/2021
Property Type: House (Res)
Land Size: 380 sqm approx



344 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,098,000
Method: Sold Before Auction
Date: 15/12/2021
Property Type: House (Res)
Land Size: 349 sqm approx



1/404 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 292 sqm approx

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