

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

Unit 2/163a Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$880,000 & \$965,000

Median sale price

Median price \$621,000 Property Type Unit 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	2/42 Royal Av GLEN HUNTLY 3163	\$920,000	17/10/2021
2	5/12 Arawatta St CARNEGIE 3163	\$899,000	21/12/2021
3	5/4 St Huberts Rd CARNEGIE 3163	\$892,888	22/10/2021

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:

18/03/2022 10:32



Property Type:
Agent Comments

Indicative Selling Price
\$880,000 - \$965,000
Median Unit Price
December quarter 2021: \$621,000

Comparable Properties



2/42 Royal Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$920,000
Method: Auction Sale
Date: 17/10/2021
Property Type: Townhouse (Res)



5/12 Arawatta St CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$899,000
Method: Private Sale
Date: 21/12/2021
Property Type: Townhouse (Single)

5/4 St Huberts Rd CARNEGIE 3163 (VG)

Agent Comments



Price: \$892,888
Method: Sale
Date: 22/10/2021
Property Type: Flat/Unit/Apartment (Res)