## hockingstuart

Kon Galitos 03 9569 3666 0414 902 680 kgalitos@hockingstuart.com.au

**Indicative Selling Price** \$450,000 - \$495,000 **Median Unit Price** Year ending March 2017: \$575,000



Rooms:

Property Type: House (Res)

**Agent Comments** 



Renovated with designer finishes, this exciting 2 bedroom first floor security apartment is passionate about looking good. The first thing you'll notice is the stunning distressed-look European Oak floorboards that highlight the majority of the apartment. With a sunny disposition, this savvy number enjoys a wide hallway (storage), 2 large bedrooms (BIRs), a relaxing lounge, covered balcony; quality finished kitchen & meals, radiant bathroom (laundry) & sep toilet. With distant leafy views, this light filled retreat has an intercom, R/C air cond, ceiling fans & a carport. Walk to Left Field Café, shops on Murrumbeena Rd, Packer Park, Duncan Mackinnon Reserve, schools & transport.

### Comparable Properties



**二** 2





Agent Comments

Comparable 2 bedroom upstairs apartment



Price: \$490,000 Method: Auction Sale Date: 20/05/2017

Rooms: -

Property Type: Apartment



8/38 Lillimur Rd ORMOND 3204 (REI)







Price: \$490,000

Method: Sold Before Auction

Date: 17/03/2017

Rooms: -

Property Type: Apartment

Agent Comments

Comparable 2 bedroom upstairs apartment



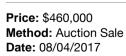






Agent Comments

Comparable 2 bedroom upstairs apartment



Rooms: 3

Property Type: Apartment

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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address Including suburb and postcode	7/177 Oakleigh Road, Carnegie Vic 3163

#### Indicative selling price

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

Range between	\$450,000	&	\$495,000
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#### Median sale price

Median price \$575,000		Unit X	Suburb Carnegie
Period - From 01/04/2016	to	31/03/2017	Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/12 Dalny Rd MURRUMBEENA 3163	\$490,000	20/05/2017
8/38 Lillimur Rd ORMOND 3204	\$490,000	17/03/2017
8/264 Neerim Rd CARNEGIE 3163	\$460,000	08/04/2017



