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Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

Year ending March 2017: \$575,000


 2
  1
  1
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

**4/12 Dalny Rd MURRUMBEENA 3163 (REI)**
 2
  1
  1
Price: \$490,000**Method:** Auction Sale**Date:** 20/05/2017**Rooms:** -**Property Type:** Apartment

Agent Comments

Comparable 2 bedroom upstairs apartment

**8/38 Lillimur Rd ORMOND 3204 (REI)**
 2
  1
  1
Price: \$490,000**Method:** Sold Before Auction**Date:** 17/03/2017**Rooms:** -**Property Type:** Apartment

Agent Comments

Comparable 2 bedroom upstairs apartment

**8/264 Neerim Rd CARNEGIE 3163 (REI)**
 2
  1
  1
Price: \$460,000**Method:** Auction Sale**Date:** 08/04/2017**Rooms:** 3**Property Type:** Apartment

Agent Comments

Comparable 2 bedroom upstairs apartment

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

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

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