

# 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

31 Oakdene Crescent, Carnegie Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Carnegie

Period - From 01/10/2018 to 30/09/2019 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
1	2/29 Leamington Cr CAULFIELD EAST 3145	\$745,000	02/06/2019
2	4/10 Wattle Av GLEN HUNTLY 3163	\$727,500	15/06/2019
3	8/205 Grange Rd GLEN HUNTLY 3163	\$690,000	15/06/2019

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:

04/11/2019 10:22

31 Oakdene Crescent, Carnegie Vic 3163

**Jellis  
Craig**

Ari Levin

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**Indicative Selling Price**

\$690,000 - \$750,000

**Median House Price**

Year ending September 2019: \$1,200,000



3 1 1

**Property Type:** House

Agent Comments

Unlock the potential of this c.1920's home and its prime parcel in this popular period precinct sandwiched between Carnegie and Murrumbeena Villages. Bravely consider its renovation possibilities or ideally, start again with a new family home or townhouse project (STCA) that enjoys the luxury of walking convenience to excellent amenities.

## Comparable Properties



**2/29 Leamington Cr CAULFIELD EAST 3145 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$745,000

**Method:** Private Sale

**Date:** 02/06/2019

**Property Type:** Townhouse (Res)



**4/10 Wattle Av GLEN HUNTLY 3163 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$727,500

**Method:** Auction Sale

**Date:** 15/06/2019

**Property Type:** Unit



**8/205 Grange Rd GLEN HUNTLY 3163 (REI)**

Agent Comments

3 1 1

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Rooms:** 4

**Property Type:** Unit

**Account - Jellis Craig** | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.