

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

153 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,361,000

Property Type House

Suburb Carnegie

Period - From 01/10/2019

to

30/09/2020

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	54 Neville St CARNEGIE 3163	\$1,750,000	02/07/2020
2	34 Canterbury St HUGHESDALE 3166	\$1,725,000	23/05/2020
3	210 Poath Rd HUGHESDALE 3166	\$1,700,000	27/06/2020

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:

22/10/2020 19:50

**Property Type:** House**Land Size:** 689.853 sqm approx

Agent Comments

Absolutely irresistible opposite Packer Park, this gorgeous 1950s 3 bedroom + study 2.5 bathroom timber charmer is captivating with its beautiful main bedroom (window seat, dressing room & radiant ensuite); elegant lounge (OFP), engaging dining room, Blackwood eat-in kitchen, north facing family room and stunning rear garden with delightful decked verandah & open-air deck (cantilevered umbrella). Full of charm, it boasts Tas Oak boards, plantation shutters, ducted heating, air cond, an alarm system, solar panels, water tanks, a workshop & parking for 2. Walk to Left Field Café, bus & St Patrick's PS.

Comparable Properties

**54 Neville St CARNEGIE 3163 (REI/VG)**

Agent Comments

**Price:** \$1,750,000**Method:** Private Sale**Date:** 02/07/2020**Rooms:** 8**Property Type:** House**Land Size:** 789 sqm approx**34 Canterbury St HUGHESDALE 3166 (REI/VG)** Agent Comments**Price:** \$1,725,000**Method:** Auction Sale**Date:** 23/05/2020**Rooms:** 5**Property Type:** House (Res)**Land Size:** 548 sqm approx**210 Poath Rd HUGHESDALE 3166 (REI/VG)**

Agent Comments

**Price:** \$1,700,000**Method:** Auction Sale**Date:** 27/06/2020**Rooms:** 7**Property Type:** House (Res)**Land Size:** 613 sqm approx