# 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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,650,000		&		\$1,750,0	00		
Median sale p	rice							
Median price	\$1,361,000	Pro	operty Type	Hou	se		Suburb	Carnegie
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Add	dress 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





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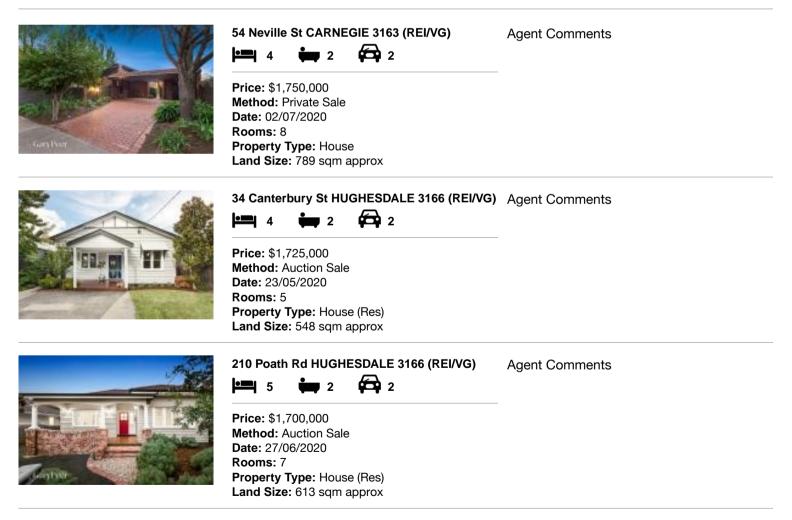




**Property Type:** House **Land Size:** 689.853 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price Year ending September 2020: \$1,361,000

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**



Account - Jellis Craig | P: 03 9593 4500

