

## 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

3/102 OAKLEIGH ROAD CARNEGIE VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$610,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,400

Property type

Unit

Suburb

Carnegie

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### 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 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

4/102 OAKLEIGH ROAD CARNEGIE VIC 3163	\$670,000	12-Oct-19
9/40 COORIGIL ROAD CARNEGIE VIC 3163	\$700,000	25-Apr-21
3/69 TRANMERE AVENUE CARNEGIE VIC 3163	\$655,000	22-May-21

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 6 months.~~

This Statement of Information was prepared on: 23 May 2022



**4/102 OAKLEIGH ROAD CARNEGIE VIC 3163** Sold Price **\$670,000** Sold Date **12-Oct-19**

2 1 1

Distance -



**9/40 COORIGIL ROAD CARNEGIE VIC 3163** Sold Price **\$700,000** Sold Date **25-Apr-21**

2 1 1

Distance **0.58km**



**3/69 TRANMERE AVENUE CARNEGIE VIC 3163** Sold Price **\$655,000** Sold Date **22-May-21**

2 1 1

Distance **0.82km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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