

# 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

14 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)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,410,000

Property Type House

Suburb Carnegie

Period - From 01/01/2020

to

31/03/2020

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	15 Leamington Cr CAULFIELD EAST 3145	\$1,695,000	15/12/2019
2	67 Draper St ORMOND 3204	\$1,590,000	27/03/2020
3	18 Wallace Av MURRUMBEENA 3163	\$1,551,000	21/03/2020

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:

27/05/2020 13:40



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 802 sqm approx

Agent Comments

Original 2 bedroom timber Californian Bungalow on 802sqm approx. with exceptional promise to renovate and extend or visit the prospect of creating a new home or development site (STCA). Near North Rd shops & train.

## Comparable Properties



**15 Leamington Cr CAULFIELD EAST 3145 (REI)**

Agent Comments



**Price:** \$1,695,000

**Method:** Auction Sale

**Date:** 15/12/2019

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 829 sqm approx



**67 Draper St ORMOND 3204 (REI)**

Agent Comments



**Price:** \$1,590,000

**Method:** Sold Before Auction

**Date:** 27/03/2020

**Property Type:** House (Res)



**18 Wallace Av MURRUMBEENA 3163 (REI)**

Agent Comments



**Price:** \$1,551,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** House (Res)

**Land Size:** 782 sqm approx