

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

1/46 CARMICHAEL ROAD OAKLEIGH EAST VIC 3166

Indicative selling price

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

Single Price

or range
between

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Oakleigh East

Period-from

01 Jan 2024

to

31 Dec 2024

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

3/16 NONNA STREET OAKLEIGH EAST VIC 3166	\$940,000	19-Aug-24
1/9 MACRINA STREET OAKLEIGH EAST VIC 3166	\$1,020,000	25-Jul-24
3/24 ADRIENNE CRESCENT MOUNT WAVERLEY VIC 3149	\$1,090,000	31-Oct-24

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: 11 January 2025


**3/16 NONNA STREET OAKLEIGH
EAST VIC 3166**

 3
  2
  2

Sold Price

\$940,000

Sold Date

19-Aug-24

Distance

0.28km

**1/9 MACRINA STREET OAKLEIGH
EAST VIC 3166**

 4
  3
  1

Sold Price

\$1,020,000

Sold Date

25-Jul-24

Distance

0.32km

**3/24 ADRIENNE CRESCENT
MOUNT WAVERLEY VIC 3149**

 3
  2
  2

Sold Price

^{RS}
\$1,090,000

Sold Date

31-Oct-24

Distance

0.56km
RS = Recent sale

UN = Undisclosed Sale

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