

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

2/7 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$732,500

Property Type Unit

Suburb Carnegie

Period - From 01/07/2020

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	4/40 Munster Av CARNEGIE 3163	\$705,500	14/05/2020
2	11/40 Coorigil Rd CARNEGIE 3163	\$702,000	17/10/2020
3	3/7 Munro Av CARNEGIE 3163	\$676,000	24/07/2020

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:

21/10/2020 15:01

2/7 Oakleigh Road, Carnegie Vic 3163

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

September quarter 2020: \$732,500



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



4/40 Munster Av CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$705,500

Method: Private Sale

Date: 14/05/2020

Rooms: 3

Property Type: Unit



11/40 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 -

Price: \$702,000

Method: Auction Sale

Date: 17/10/2020

Property Type: Villa



3/7 Munro Av CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$676,000

Method: Private Sale

Date: 24/07/2020

Rooms: 3

Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.