

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

2/12 Carmichael Road, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$835,000 House Unit X Suburb Oakleigh East

Period - From 01/01/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

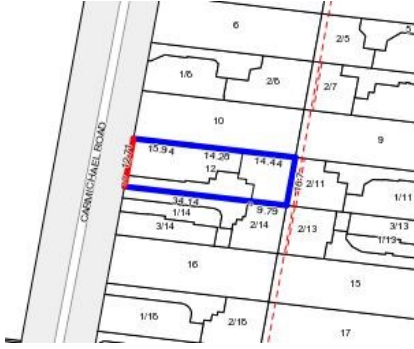
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/9 Robert St CHADSTONE 3148	\$1,171,000	21/10/2017
2	4c bales St MOUNT WAVERLEY 3149	\$1,140,000	12/01/2018
3	5/28 Devon Gr OAKLEIGH 3166	\$986,000	10/10/2017

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.

2/12 Carmichael Road, Oakleigh East Vic 3166



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Unit Price
Year ending December 2017: \$835,000

Comparable Properties



2/9 Robert St CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$1,171,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 231 sqm approx



4c Bales St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,140,000
Method: Private Sale
Date: 12/01/2018
Rooms: -
Property Type: Townhouse (Res)



5/28 Devon Gr OAKLEIGH 3166 (VG)

Agent Comments



Price: \$986,000
Method: Sale
Date: 10/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)