

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

2/22 Oakleigh Road Carnegie VIC 3163

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

\$1,320,000

&

\$1,420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Jan 2020

to

31 Dec 2020

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

9 Vine Grove Carnegie VIC 3163	\$1,575,000	18-Dec-20
61A Belsize Avenue Carnegie VIC 3163	\$1,475,000	09-Dec-20
238 Neerim Road Carnegie VIC 3163	\$1,297,000	07-Nov-20

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: 26 January 2021



9 Vine Grove Carnegie VIC 3163

Sold Price **\$1,575,000** Sold Date **18-Dec-20**

4 2 2

Distance **0.59km**



61A Belsize Avenue Carnegie VIC 3163

Sold Price ^{RS} **\$1,475,000** ^{UN} Sold Date **09-Dec-20**

4 3 2

Distance **1.24km**



238 Neerim Road Carnegie VIC 3163

Sold Price **\$1,297,000** Sold Date **07-Nov-20**

4 2 2

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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