

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

1/22 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

\$1,460,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Apr 2020

to

31 Mar 2021

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

2/22 Oakleigh Road Carnegie VIC 3163	\$1,421,000	20-Feb-21
12A Grandview Grove Carnegie VIC 3163	\$1,585,000	27-Mar-21
40B Gnarwyn Road Carnegie VIC 3163	\$1,621,000	20-Mar-21

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: 25 April 2021



2/22 Oakleigh Road Carnegie VIC 3163

4 3 2

Sold Price

^{RS} **\$1,421,000**

Sold Date

20-Feb-21

Distance

0.01km



12A Grandview Grove Carnegie VIC 3163

4 3 2

Sold Price

^{RS} **\$1,585,000**

Sold Date

27-Mar-21

Distance

0.8km



40B Gnarwyn Road Carnegie VIC 3163

4 3 2

Sold Price

^{RS} **\$1,621,000**

Sold Date

20-Mar-21

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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