

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

1b Oakleigh Road, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,236,000

Property Type Townhouse

Suburb Carnegie

Period - From 19/12/2022

to

18/12/2023

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	1/34 Woodville Av GLEN HUNTLY 3163	\$1,290,000	29/07/2023
2	1311A Glen Huntly Rd CARNEGIE 3163	\$1,236,000	09/12/2023
3	5/23 Toolambool Rd CARNEGIE 3163	\$1,100,000	25/10/2023

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:

19/12/2023 14:56



Property Type: House (Previously Occupied - Detached)
Land Size: 187 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median Townhouse Price
 19/12/2022 - 18/12/2023: \$1,236,000

Comparable Properties



1/34 Woodville Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$1,290,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Townhouse (Res)



1311A Glen Huntly Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,236,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Townhouse (Res)



5/23 Toolamboool Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 25/10/2023
Property Type: Townhouse (Single)

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480