

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

3/41 CARMICHAEL ROAD OAKLEIGH EAST VIC 3166

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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,500

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/24 COANE STREET OAKLEIGH EAST VIC 3166	\$985,000	19-Nov-23
1/25-27 COANE STREET OAKLEIGH EAST VIC 3166	\$952,000	24-Feb-24
1/6 LERINA STREET OAKLEIGH EAST VIC 3166	\$971,000	21-Oct-23

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 March 2024



**1/24 COANE STREET OAKLEIGH
EAST VIC 3166**

 4  3  2

Sold Price

^{RS}

\$985,000

Sold Date

19-Nov-23

Distance

1.27km



**1/25-27 COANE STREET OAKLEIGH
EAST VIC 3166**

 4  4  2

Sold Price

^{RS}

\$952,000

Sold Date

24-Feb-24

Distance

1.27km



**1/6 LERINA STREET OAKLEIGH
EAST VIC 3166**

 4  3  1

Sold Price

\$971,000

Sold Date

21-Oct-23

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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