

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 18 Kiama Court, Oakleigh East Vic 3166

Indicative selling price

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

Single price \$870,000

Median sale price

Median price \$1,087,500 House Unit Suburb Oakleigh East

Period - From 01/10/2017 to 30/09/2018 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	1683 Dandenong Rd OAKLEIGH EAST 3166	\$985,000	13/03/2018
2	168 Ferntree Gully Rd OAKLEIGH EAST 3166	\$930,000	17/02/2018
3	1697 Dandenong Rd OAKLEIGH EAST 3166	\$920,000	22/05/2018

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.



 3  1  2

Rooms:
Property Type: House (Res)
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
 \$870,000
Median House Price
 Year ending September 2018: \$1,087,500

Comparable Properties

1683 Dandenong Rd OAKLEIGH EAST 3166 (VG) [Agent Comments](#)

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Price: \$985,000
Method: Sale
Date: 13/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 572 sqm approx



168 Ferntree Gully Rd OAKLEIGH EAST 3166 (REI/VG) [Agent Comments](#)

 3  1  2

Price: \$930,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 533 sqm approx



1697 Dandenong Rd OAKLEIGH EAST 3166 (REI/VG) [Agent Comments](#)

 3  1  2

Price: \$920,000
Method: Private Sale
Date: 22/05/2018
Rooms: 4
Property Type: House
Land Size: 569 sqm approx