

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	4/24 Nonna St OAKLEIGH EAST 3166	\$635,000	03/06/2018
2	2/6 Shafton St HUNTINGDALE 3166	\$618,088	06/09/2018
3	14/19 Nonna St OAKLEIGH EAST 3166	\$566,000	22/09/2018

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.



 2  1  2

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

Immaculate 2 bedroom B.V villa unit in well maintained block of three.

**Indicative Selling Price**  
 \$570,000 - \$627,000

**Median Unit Price**  
 Year ending September 2018: \$855,000

## Comparable Properties

4/24 Nonna St OAKLEIGH EAST 3166 (VG)

Agent Comments

 -  -  -

**Price:** \$635,000  
**Method:** Sale  
**Date:** 03/06/2018  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



2/6 Shafton St HUNTINGDALE 3166 (REI)

Agent Comments

 2  1  1

**Price:** \$618,088  
**Method:** Private Sale  
**Date:** 06/09/2018  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 187 sqm approx



14/19 Nonna St OAKLEIGH EAST 3166 (REI)

Agent Comments

 2  1  1

**Price:** \$566,000  
**Method:** Auction Sale  
**Date:** 22/09/2018  
**Rooms:** 3  
**Property Type:** Unit