

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

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	28 Bunney Rd OAKLEIGH SOUTH 3167	\$971,500	16/06/2018
2	52 Dowling Rd OAKLEIGH SOUTH 3167	\$899,500	11/07/2018
3	4 Sandalwood Dr OAKLEIGH SOUTH 3167	\$870,000	13/10/2018

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  2  2

Rooms:
Property Type: House
Land Size: 667 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 Year ending September 2018: \$1,000,000

Comparable Properties



28 Bunney Rd OAKLEIGH SOUTH 3167
 (REI/VG)

Agent Comments

 4  2  3

Price: \$971,500
Method: Auction Sale
Date: 16/06/2018
Rooms: 6
Property Type: House (Res)
Land Size: 533 sqm approx



52 Dowling Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 3  1  2

Price: \$899,500
Method: Private Sale
Date: 11/07/2018
Rooms: -
Property Type: House
Land Size: 532 sqm approx



4 Sandalwood Dr OAKLEIGH SOUTH 3167
 (REI)

Agent Comments

 4  2  2

Price: \$870,000
Method: Auction Sale
Date: 13/10/2018
Rooms: 5
Property Type: House (Res)