

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 10 Delia Street, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$906,000 House X Unit Suburb Oakleigh South

Period - From 01/10/2018 to 31/12/2018 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	25 Bristol St BENTLEIGH EAST 3165	\$880,000	18/12/2018
2	10 Pecan Ct OAKLEIGH SOUTH 3167	\$850,000	02/11/2018
3	2 Roche Ct OAKLEIGH SOUTH 3167	\$800,000	15/12/2018

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.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 795 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 December quarter 2018: \$906,000

Comparable Properties



25 Bristol St BENTLEIGH EAST 3165 (REI)

Agent Comments

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Price: \$880,000
Method: Private Sale
Date: 18/12/2018
Rooms: -
Property Type: House
Land Size: 589 sqm approx



10 Pecan Ct OAKLEIGH SOUTH 3167 (VG)

Agent Comments

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Price: \$850,000
Method: Sale
Date: 02/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 541 sqm approx



2 Roche Ct OAKLEIGH SOUTH 3167 (REI)

Agent Comments

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Price: \$800,000
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 649 sqm approx