

# 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

216/19-21 Hanover Street, Oakleigh Vic 3166

### Indicative selling price

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

Single price \$479,950

### Median sale price

Median price \$540,000

Property Type Unit

Suburb Oakleigh

Period - From 11/12/2018

to 10/12/2019

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	104/29-31 Swindon Rd HUGHESDALE 3166	\$510,000	12/10/2019
2	108/175 Kangaroo Rd HUGHESDALE 3166	\$470,000	17/09/2019
3	402/1525 Dandenong Rd OAKLEIGH 3166	\$461,000	25/09/2019

**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.~~

This Statement of Information was prepared on:

11/12/2019 14:51



 2    1    1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$479,950

**Median Unit Price**

11/12/2018 - 10/12/2019: \$540,000

## Comparable Properties



**104/29-31 Swindon Rd HUGHESDALE 3166 (REI)**

Agent Comments

 2    1    1

**Price:** \$510,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Property Type:** Apartment



**108/175 Kangaroo Rd HUGHESDALE 3166 (REI)**

Agent Comments

 2    1    1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 17/09/2019

**Property Type:** Flat/Unit/Apartment (Res)



**402/1525 Dandenong Rd OAKLEIGH 3166 (REI)**

Agent Comments

 2    2    1

**Price:** \$461,000

**Method:** Private Sale

**Date:** 25/09/2019

**Property Type:** Apartment