

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

29a Clyde Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,094,000

Property Type House

Suburb Oakleigh

Period - From 29/10/2018

to 28/10/2019

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	59 Westgate St OAKLEIGH 3166	\$1,205,000	10/08/2019
2	15 Eastgate St OAKLEIGH 3166	\$1,201,000	22/06/2019
3	9 Queens Av OAKLEIGH 3166	\$1,385,000	05/07/2019

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:

29/10/2019 14:23



 3/4  2  2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 454 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

29/10/2018 - 28/10/2019: \$1,094,000

Comparable Properties



59 Westgate St OAKLEIGH 3166 (REI)

Agent Comments

 3  2  2

Price: \$1,205,000

Method: Auction Sale

Date: 10/08/2019

Property Type: House (Res)



15 Eastgate St OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,201,000

Method: Auction Sale

Date: 22/06/2019

Property Type: House (Res)

Land Size: 543 sqm approx



9 Queens Av OAKLEIGH 3166 (REI)

Agent Comments

 4  2  3

Price: \$1,385,000

Method: Private Sale

Date: 05/07/2019

Rooms: 7

Property Type: House (Res)

Land Size: 644 sqm approx