

# 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

6 Taylor 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)

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,117,500 Property Type House Suburb Oakleigh

Period - From 18/02/2019 to 17/02/2020 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	23 Euston Rd HUGHESDALE 3166	\$1,700,000	21/09/2019
2	64 Dallas Av HUGHESDALE 3166	\$1,615,000	14/12/2019
3	1 Westgate St OAKLEIGH 3166	\$1,550,000	26/10/2019

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:

18/02/2020 10:54

**Rooms:** 7**Property Type:** House (Previously Occupied - Detached)**Land Size:** 548 sqm approx

Agent Comments

Renovated Edwardian home located in prime Oakleigh address.

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

18/02/2019 - 17/02/2020: \$1,117,500

## Comparable Properties

**23 Euston Rd HUGHESDALE 3166 (REI/VG)**

Agent Comments

**Price:** \$1,700,000**Method:** Auction Sale**Date:** 21/09/2019**Rooms:** 5**Property Type:** House (Res)**Land Size:** 699 sqm approx**64 Dallas Av HUGHESDALE 3166 (REI)**

Agent Comments

**Price:** \$1,615,000**Method:** Auction Sale**Date:** 14/12/2019**Rooms:** 4**Property Type:** House (Res)**Land Size:** 758 sqm approx**1 Westgate St OAKLEIGH 3166 (REI)**

Agent Comments

**Price:** \$1,550,000**Method:** Auction Sale**Date:** 26/10/2019**Property Type:** House (Res)**Land Size:** 660 sqm approx