

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

16 Wilson Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Oakleigh

Period - From 01/10/2019 to 31/12/2019 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	15 Young St OAKLEIGH 3166	\$1,101,000	12/10/2019
2	31 Devoy St OAKLEIGH SOUTH 3167	\$1,065,000	21/12/2019
3	1 Golf Links Av OAKLEIGH 3166	\$990,100	10/02/2020

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:

27/03/2020 13:31



 2  1  2

Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 557 (approx) sqm approx
 Agent Comments

Indicative Selling Price
 \$980,000 - \$1,050,000
Median House Price
 December quarter 2019: \$1,305,000

Comparable Properties



15 Young St OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,101,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 540 sqm approx



31 Devoy St OAKLEIGH SOUTH 3167 (REI/VG) Agent Comments

 4  2  1

Price: \$1,065,000
Method: Private Sale
Date: 21/12/2019
Rooms: 5
Property Type: House
Land Size: 559 sqm approx



1 Golf Links Av OAKLEIGH 3166 (REI)

Agent Comments

 3  1  4

Price: \$990,100
Method: Private Sale
Date: 10/02/2020
Property Type: House