

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 56 Hatter Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,149,500 Property Type House Suburb Oakleigh

Period - From 01/04/2019 to 31/03/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

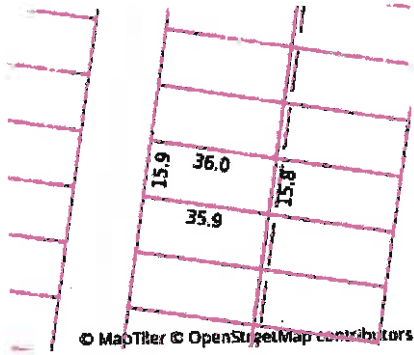
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	36 Eastgate St OAKLEIGH 3166	\$1,133,000	31/03/2020
2	45 Andrew St OAKLEIGH 3166	\$1,030,300	17/04/2020
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: 01/05/2020 09:33



3 1 2

Rooms: 5
Property Type: House
Land Size: 566.67(approx) sqm approx
Agent Comments

Indicative Selling Price
 \$980,000 - \$1,070,000
Median House Price
 Year ending March 2020: \$1,149,500

Comparable Properties



36 Eastgate St OAKLEIGH 3166 (REI)

Agent Comments

4 1 1

Price: \$1,133,000
Method: Private Sale
Date: 31/03/2020
Property Type: House
Land Size: 500 sqm approx



45 Andrew St OAKLEIGH 3166 (REI)

Agent Comments

3 1 1

Price: \$1,030,300
Method: Sold Before Auction
Date: 17/04/2020
Rooms: 4
Property Type: House (Res)
Land Size: 687 sqm approx



1 Golf Links Av OAKLEIGH 3166 (REIVG)

Agent Comments

3 1 4

Price: \$990,100
Method: Private Sale
Date: 10/02/2020
Property Type: House
Land Size: 604 sqm approx