

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

33 Gadd Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	44 George St OAKLEIGH 3166	\$1,125,000	18/04/2020
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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: 16/06/2020 14:18



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Property Type: House (Previously Occupied - Detached)

Land Size: 536 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2020: \$1,149,500

Comparable Properties



36 Eastgate St OAKLEIGH 3166 (REI)

[Agent Comments](#)

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Price: \$1,133,000

Method: Private Sale

Date: 31/03/2020

Property Type: House

Land Size: 500 sqm approx



44 George St OAKLEIGH 3166 (REI)

[Agent Comments](#)

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Price: \$1,125,000

Method: Auction Sale

Date: 18/04/2020

Rooms: 4

Property Type: House (Res)

Land Size: 542 sqm approx

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.