

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 19 Joyce Avenue, Oakleigh South Vic 3167 Including suburb and postcode

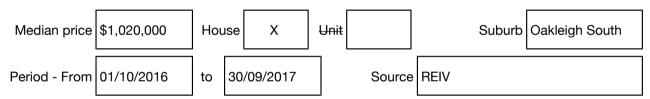
Indicative selling price

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

Range between \$900,000

&

Median sale price



\$990.000

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	11 Emerald St OAKLEIGH SOUTH 3167	\$962,500	21/10/2017
2	47 Washington Dr OAKLEIGH SOUTH 3167	\$945,000	03/06/2017
3	1064 North Rd BENTLEIGH EAST 3165	\$930,000	23/09/2017

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.

Account - Jellis Craig | P: 03 9573 6100 | F: 9571 1579

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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Rooms: Property Type: House Land Size: 613 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending September 2017: \$1,020,000

On 613sqm approx., this original 3 bedroom timber gem has all the hallmarks of an excellent renovator or development site (STCA), featuring charming living & dining, 3 lovely bedrooms (BIRs), central kitchen, modernised bathroom, generous sunroom, a large covered patio in the established garden & garage. Renovate, rebuild or redevelop (STCA), surrounded by leading golf courses and schools.

Comparable Properties

	11 Emerald St OAKLEIGH SOUTH 3167 (REI) 3 1 2 Price: \$962,500 Method: Auction Sale Date: 21/10/2017 Rooms: - Property Type: House (Res) Land Size: 538 sqm approx	Agent Comments
Keodar da Fil	47 Washington Dr OAKLEIGH SOUTH 3167 (REI/VG) → 3 → 1 → 2 Price: \$945,000 Method: Auction Sale Date: 03/06/2017 Rooms: 5 Property Type: House (Res) Land Size: 637 sqm approx	Agent Comments
Duston	1064 North Rd BENTLEIGH EAST 3165 (REI) 3 1 2 Price: \$930,000 Method: Auction Sale Date: 23/09/2017 Rooms: - Property Type: House (Res) Land Size: 595 sqm approx	Agent Comments

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