

## 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

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb   
 Period - From  to  Source

#### 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.



3   1.5   1

**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)   Agent Comments

3   1   2

**Price:** \$962,500  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 538 sqm approx



47 Washington Dr OAKLEIGH SOUTH 3167 (REI/VG)   Agent Comments

3   1   2

**Price:** \$945,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 637 sqm approx



1064 North Rd BENTLEIGH EAST 3165 (REI)   Agent Comments

3   1   2

**Price:** \$930,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 595 sqm approx