

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](http://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	10 Henry St OAKLEIGH 3166	\$1,250,000	14/06/2017
2	128 Atherton Rd OAKLEIGH 3166	\$1,080,000	11/08/2017
3	32 Henry St OAKLEIGH 3166	\$1,077,000	08/04/2017

**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.~~



 5  3  2

**Rooms:****Property Type:** House**Land Size:** 635 sqm approx**Agent Comments**

1912 Edwardian in one of Oakleigh's most convenient positions, ideal for now and for the future. Comprising formal hallway leading to 4 bedrooms, open plan living & kitchen leading to an undercover alfresco area and situated at the rear is a self contained bungalow with kitchenette & bathroom.

**Indicative Selling Price**

\$1,100,000 - \$1,190,000

**Median House Price**

June quarter 2017: \$1,250,000

## Comparable Properties

**10 Henry St OAKLEIGH 3166 (REI)****Agent Comments**

 3  1  4

**Price:** \$1,250,000**Method:** Private Sale**Date:** 14/06/2017**Rooms:** 4**Property Type:** House**Land Size:** 543 sqm approx**128 Atherton Rd OAKLEIGH 3166 (REI)****Agent Comments**

 2  1  -

**Price:** \$1,080,000**Method:** Private Sale**Date:** 11/08/2017**Rooms:** 3**Property Type:** House**Land Size:** 553 sqm approx**32 Henry St OAKLEIGH 3166 (REI/VG)****Agent Comments**

 3  1  2

**Price:** \$1,077,000**Method:** Auction Sale**Date:** 08/04/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 530 sqm approx