

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

7/7 Albert Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between

\$620,000

&

\$680,000

Median sale price

Median price

\$627,500

House

Unit

X

Suburb

Oakleigh

Period - From

01/10/2016

to

30/09/2017

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 | 4/1 York Av OAKLEIGH 3166 | \$690,000 | 05/08/2017 |
| 2 | 1/5 Golf Rd OAKLEIGH SOUTH 3167 | \$683,500 | 02/09/2017 |
| 3 | 3/27 Latrobe St HUGHESDALE 3166 | \$682,000 | 02/09/2017 |

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  2  1

Rooms:
Property Type: Unit
Agent Comments

This recently refurbished stylish unit features open plan living/dining, new kitchen with timber b'tops, 3 robed BRs, main BR with ensuite, bathroom & rear entertaining deck. Fully appointed, this low maintenance home is complete with polished timber floors, AC, euro laundry & single car space.

Indicative Selling Price
\$620,000 - \$680,000

Median Unit Price
Year ending September 2017: \$627,500

Comparable Properties



4/1 York Av OAKLEIGH 3166 (REI/VG)

 2  1  1

Price: \$690,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 3
Property Type: Unit
Land Size: 190.10 sqm approx

Agent Comments

Comparable property.



1/5 Golf Rd OAKLEIGH SOUTH 3167 (REI)

 2  1  1

Price: \$683,500
Method: Auction Sale
Date: 02/09/2017
Rooms: 3
Property Type: Unit

Agent Comments

Comparable property.



3/27 Latrobe St HUGHESDALE 3166 (REI/VG)

 2  1  1

Price: \$682,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 3
Property Type: Unit

Agent Comments

Comparable property.