

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
1/8 Keith Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$820,000 & \$902,000

Median sale price*

Median price \$835,000 House Unit X Suburb Oakleigh East

Period - From 09/08/2017 to 08/02/2018 Source RP Data

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	25a Stewart Rd OAKLEIGH EAST 3166	\$900,000	26/10/2017
2	2/17 Banksia St CLAYTON 3168	\$896,000	25/11/2017
3	3/3 Auguste Av CLAYTON 3168	\$860,000	25/09/2017

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.

8 Keith Street, Oakleigh East Vic 3166



3 2 2

Rooms:
Property Type: Townhouse
Land Size: 214.75 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$902,000
Median Unit Price *
09/08/2017 - 08/02/2018: \$835,000
* Agent calculated median

Comparable Properties



25a Stewart Rd OAKLEIGH EAST 3166 (REI) **Agent Comments**

3 2 1

Price: \$900,000
Method: Sold Before Auction
Date: 26/10/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 170 sqm approx



2/17 Banksia St CLAYTON 3168 (REI) **Agent Comments**

4 3 1

Price: \$896,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: Townhouse (Res)



3/3 Auguste Av CLAYTON 3168 (REI) **Agent Comments**

4 3 2

Price: \$860,000
Method: Private Sale
Date: 25/09/2017
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 240 sqm approx