# 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	1/8 Keith Street, Oakleigh East Vic 3166
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$820,000 & \$902,000	Range between	\$820,000	&	\$902,000
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## Median sale price\*

Median price	\$835,000	Hou	ıse	Unit	Х	Suburb	Oakleigh East
Period - From	09/08/2017	to	08/02/2018		Source	RP Data	

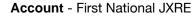
# Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)





Price: \$900.000

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Method: Sold Before Auction

Date: 26/10/2017 Rooms: 4

Property Type: Townhouse (Res) Land Size: 170 sqm approx

Agent Comments



2/17 Banksia St CLAYTON 3168 (REI)





Price: \$896,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



3/3 Auguste Av CLAYTON 3168 (REI)





Price: \$860,000 Method: Private Sale Date: 25/09/2017 Rooms: 5

Property Type: Townhouse (Single)

Land Size: 240 sqm approx

**Agent Comments** 

Account - First National JXRE





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