

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 \$550,000 & \$600,000

Median sale price

Median price \$632,250 House Unit X Suburb Oakleigh

Period - From 01/07/2016 to 30/06/2017 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	3/26 Grant St OAKLEIGH 3166	\$650,000	02/06/2017
2	5/24 Grant St OAKLEIGH 3166	\$627,500	18/01/2017
3	3/103 Atherton Rd OAKLEIGH 3166	\$589,000	10/06/2017

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.~~



 2  1  1

Rooms:
Property Type: Unit

Agent Comments

Original 2 bedroom, 1 bathroom unit perfect for first home buyers, investor or downsizer offering an opportunity to add value with a contemporary renovation. Comfortable interior dimensions feature a spacious living/meals area, bright kitchen, gas heater & car space.

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2017: \$632,250

Comparable Properties



3/26 Grant St OAKLEIGH 3166 (REI)

Agent Comments

 2  1  1

Price: \$650,000

Method: Private Sale

Date: 02/06/2017

Rooms: 5

Property Type: Unit



5/24 Grant St OAKLEIGH 3166 (REI/VG)

Agent Comments

 2  1  1

Price: \$627,500

Method: Private Sale

Date: 18/01/2017

Rooms: 3

Property Type: Unit

Land Size: 178 sqm approx



3/103 Atherton Rd OAKLEIGH 3166 (REI)

Agent Comments

 2  1  1

Price: \$589,000

Method: Auction Sale

Date: 10/06/2017

Rooms: -

Property Type: Apartment