

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
1/13 Vernal Road, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$769,500 House Unit X Suburb Oakleigh South

Period - From 01/01/2017 to 31/12/2017 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	1/34 Cleek Av OAKLEIGH SOUTH 3167	\$840,000	11/11/2017
2	2/9 Ward Av OAKLEIGH SOUTH 3167	\$798,000	16/12/2017
3	2/18 Sumersett Av OAKLEIGH SOUTH 3167	\$785,000	24/02/2018

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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Rooms: 3
Property Type: Unit (Res)
Land Size: 230 sqm approx

Agent Comments

Beautifully presented clinker brick home in peaceful location

Indicative Selling Price
\$740,000 - \$780,000

Median Unit Price
Year ending December 2017: \$769,500

Comparable Properties



1/34 Cleek Av OAKLEIGH SOUTH 3167
(REI/VG)

Agent Comments

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Price: \$840,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 6
Property Type: Unit
Land Size: 386 sqm approx



2/9 Ward Av OAKLEIGH SOUTH 3167 (REI/VG) **Agent Comments**

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Price: \$798,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 3
Property Type: Unit



2/18 Sumersett Av OAKLEIGH SOUTH 3167
(REI) **Agent Comments**

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Price: \$785,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Unit
Land Size: 232 sqm approx