

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

1/16 Sumersett Avenue, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Oakleigh South

Period - From

01/10/2018

to

30/09/2019

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	17 Selworthy Av OAKLEIGH SOUTH 3167	\$952,000	21/09/2019
2	1/105 Tambet St BENTLEIGH EAST 3165	\$835,000	30/11/2019
3	1/6 Taunton Av OAKLEIGH SOUTH 3167	\$775,000	14/12/2019

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.~~

This Statement of Information was prepared on:

02/01/2020 11:25

1/16 Sumersett Avenue, Oakleigh South Vic 3167

RayWhite

Leigh Kelepouris

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

Year ending September 2019: \$735,000



2 1 1

Property Type: Unit

Land Size: 320 sqm approx

Agent Comments

Comparable Properties



17 Selworthy Av OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3 1 3

Price: \$952,000

Method: Auction Sale

Date: 21/09/2019

Rooms: 6

Property Type: House (Res)

Land Size: 421 sqm approx



1/105 Tambet St BENTLEIGH EAST 3165 (REI) Agent Comments

2 1 2

Price: \$835,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)



1/6 Taunton Av OAKLEIGH SOUTH 3167 (REI) Agent Comments

2 1 1

Price: \$775,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 4

Property Type: House (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.