

# 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

10A Esper Avenue, Oakleigh South Vic 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$800,000 Property Type Unit Suburb Oakleigh South

Period - From 01/04/2020 to 30/06/2020 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	18a Neil Ct BENTLEIGH EAST 3165	\$1,065,000	24/07/2020
2	814b Centre Rd BENTLEIGH EAST 3165	\$1,025,000	23/05/2020
3	33 Paloma St BENTLEIGH EAST 3165	\$1,005,000	20/06/2020

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:

08/10/2020 14:58



4 3 2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**18a Neil Ct BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,065,000

**Method:** Private Sale

**Date:** 24/07/2020

**Rooms:** 8

**Property Type:** Townhouse (Single)

**Land Size:** 331 sqm approx



**814b Centre Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,025,000

**Method:** Sold Before Auction

**Date:** 23/05/2020

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 327 sqm approx



**33 Paloma St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,005,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 335 sqm approx