

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

1/2 Oakes Avenue, Clayton South Vic 3169

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$644,000

Property Type

Unit

Suburb

Clayton South

Period - From

01/01/2021

to

31/12/2021

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		
2		
3		

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:

28/03/2022 11:13



 3  1  3

Property Type: Unit

Agent Comments

Sunny and spacious 3 bedroom villa with comfort and promise enjoying Tasmanian Oak floorboards, a north facing living room, a huge kitchen with generous dining area, a fabulous north facing front garden, a private west-facing side garden, security doors, ducted heating, air conditioning, ceiling fans, a secure carport and garage/workshop (own drive). Opposite Keeley Park, walk to train, bus, Clayton Road shops and schools.

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending December 2021: \$644,000

Comparable Properties

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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