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	1 Kirstin Close, Oakleigh South Vic 3167
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$900,000	&	\$950,000

Median sale price

Median price	\$1,000,000	Pro	perty Type Hou	ıse		Suburb	Oakleigh South
Period - From	04/12/2019	to	03/12/2020	Soi	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

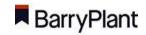
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

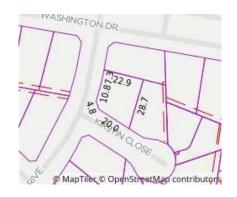
Address of comparable property Price Date of sale 1 16 Dermot St OAKLEIGH SOUTH 3167 \$976,000 30/07/2020 2 4 Elliminya Ct CLARINDA 3169 \$938,000 03/08/2020 3 2 Roche Ct OAKLEIGH SOUTH 3167 \$900,000 23/06/2020

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:	04/12/2020 12:54
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Indicative Selling Price \$900,000 - \$950,000 Median House Price 04/12/2019 - 03/12/2020: \$1,000,000

Comparable Properties



16 Dermot St OAKLEIGH SOUTH 3167 (REI)

- 2





Price: \$976,000 Method: Private Sale Date: 30/07/2020 Rooms: 3

Property Type: House Land Size: 604 sqm approx Agent Comments

4 Elliminya Ct CLARINDA 3169 (REI)





a 1

Agent Comments

Price: \$938,000 Method: Private Sale Date: 03/08/2020

Property Type: House (Res)

2 Roche Ct OAKLEIGH SOUTH 3167 (REI)

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Agent Comments

Price: \$900,000

Method: Sold Before Auction

Date: 23/06/2020

Property Type: House (Res) **Land Size:** 650 sqm approx