

# 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 Kirstin Close, 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

\$900,000

&

\$950,000

### Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Oakleigh South

Period - From

04/12/2019

to

03/12/2020

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	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



**Property Type:**

Agent Comments

**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)**

Agent Comments



**Price:** \$976,000

**Method:** Private Sale

**Date:** 30/07/2020

**Rooms:** 3

**Property Type:** House

**Land Size:** 604 sqm approx

**4 Elliminya Ct CLARINDA 3169 (REI)**

Agent Comments



**Price:** \$938,000

**Method:** Private Sale

**Date:** 03/08/2020

**Property Type:** House (Res)



**2 Roche Ct OAKLEIGH SOUTH 3167 (REI)**

Agent Comments



**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 23/06/2020

**Property Type:** House (Res)

**Land Size:** 650 sqm approx