

## 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

8 Coane Street, Oakleigh East Vic 3166

#### 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

&

\$990,000

#### Median sale price

Median price \$850,500

House

Unit

X

Suburb Oakleigh East

Period - From 01/04/2017

to 30/06/2017

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.

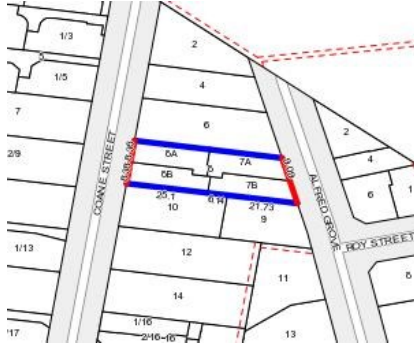
	Address of comparable property	Price	Date of sale
1	2/16 Alfred Gr OAKLEIGH EAST 3166	\$950,000	26/04/2017
2	16b Franklyn St OAKLEIGH EAST 3166	\$950,000	02/06/2017
3	2/83 Patrick St OAKLEIGH EAST 3166	\$912,000	27/05/2017

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.~~

8 Coane Street, Oakleigh East Vic 3166

Abby Wang  
0412 382 181  
abbywang@jxre.com.au



2 1 0

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
June quarter 2017: \$850,500

## Comparable Properties



**2/16 Alfred Gr OAKLEIGH EAST 3166 (REI/VG)** **Agent Comments**

4 3 2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 26/04/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Single)  
**Land Size:** 229 sqm approx



**16b Franklyn St OAKLEIGH EAST 3166 (REI)** **Agent Comments**

4 3 2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 02/06/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Single)  
**Land Size:** 230 sqm approx



**2/83 Patrick St OAKLEIGH EAST 3166 (REI)** **Agent Comments**

4 2 2

**Price:** \$912,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)