

# 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

1/21 Alexander Avenue, 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

\$780,000

&

\$858,000

### Median sale price

Median price

\$821,500

Property Type

Unit

Suburb

Oakleigh East

Period - From

01/04/2019

to

31/03/2020

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	1/17 Harlington St CLAYTON 3168	\$852,000	07/03/2020
2	23 Bayview Av CLAYTON 3168	\$791,500	07/03/2020
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:

07/07/2020 12:50



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**Indicative Selling Price**

\$780,000 - \$858,000

**Median Unit Price**

Year ending March 2020: \$821,500



**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



1/17 Harlington St CLAYTON 3168 (REI/VG)

Agent Comments



**Price:** \$852,000

**Method:** Private Sale

**Date:** 07/03/2020

**Rooms:** 5

**Property Type:** Townhouse (Single)



23 Bayview Av CLAYTON 3168 (REI/VG)

Agent Comments



**Price:** \$791,500

**Method:** Auction Sale

**Date:** 07/03/2020

**Rooms:** 5

**Property Type:** Townhouse (Res)

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.