

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

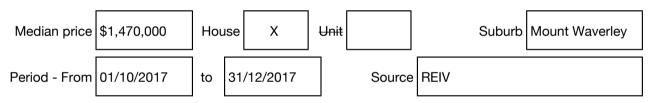
11 Oakern Street, Mount Waverley Vic 3149
 a

Indicative selling price

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

 Range between
 \$950,000
 &
 \$1,045,000

Median sale price



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	15 Daly St OAKLEIGH EAST 3166	\$997,000	09/11/2017
2	2 Berrima St OAKLEIGH EAST 3166	\$965,000	18/11/2017
3	300 High Street Rd MOUNT WAVERLEY 3149	\$950,000	11/11/2017

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.

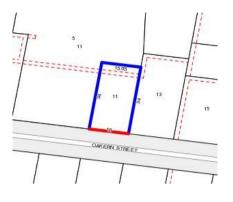
Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814

propertydata

Generated: 26/02/2018 13:47

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 11 Oakern Street, Mount Waverley Vic 3149







Rooms: Property Type: House Land Size: 545 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median House Price December quarter 2017: \$1,470,000

Comparable Properties

15 Daly St OAKLEIGH EAST 3166 (REI) 3 🙀 2 🏟 2	Agent Comments
Price: \$997,000 Method: Sold Before Auction Date: 09/11/2017 Rooms: - Property Type: House (Res) Land Size: 534 sqm approx	-
2 Berrima St OAKLEIGH EAST 3166 (REI)	Agent Comments
Price: \$965,000 Method: Auction Sale	-
Date: 18/11/2017 Rooms: 4 Property Type: House (Res) Land Size: 540 sqm approx	
300 High Street Rd MOUNT WAVERLEY 3149 (REI)	Agent Comments
Price: \$950,000	-
Method: Auction Sale	
Date: 11/11/2017	
Rooms: 4 Property Type: House (Res) Land Size: 400 sqm approx	

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814

Generated: 26/02/2018 13:47

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



