

# 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

7 Barholme Court, 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,296,250

Property Type House

Suburb Oakleigh South

Period - From 01/07/2021

to

30/09/2021

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	745 Warrigal Rd BENTLEIGH EAST 3165	\$1,106,000	16/10/2021
2	994 Centre Rd OAKLEIGH SOUTH 3167	\$1,085,000	02/10/2021
3	5 Hargreaves St HUNTINGDALE 3166	\$1,050,000	16/11/2021

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:

20/01/2022 16:52



3 1 2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 582 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
September quarter 2021: \$1,296,250

## Comparable Properties



**745 Warrigal Rd BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,106,000  
**Method:** Auction Sale  
**Date:** 16/10/2021  
**Property Type:** House (Res)  
**Land Size:** 723 sqm approx



**994 Centre Rd OAKLEIGH SOUTH 3167 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,085,000  
**Method:** Auction Sale  
**Date:** 02/10/2021  
**Property Type:** House (Res)  
**Land Size:** 608 sqm approx



**5 Hargreaves St HUNTINGDALE 3166 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 16/11/2021  
**Property Type:** House