

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

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

Account - The Agency Port Phillip | P: 03 8578 0388