

## 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 28 Joyce Avenue, 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 \$1,000,000 & \$1,070,000

#### Median sale price

Median price \$1,121,000 House X Unit Suburb Oakleigh South

Period - From 01/01/2018 to 31/03/2018 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 | 28 Yaralla Rd BENTLEIGH EAST 3165     | \$1,082,500 | 19/05/2018   |
| 2 | 5 Esper Av OAKLEIGH SOUTH 3167        | \$1,050,000 | 15/05/2018   |
| 3 | 13 Abercrombie St OAKLEIGH SOUTH 3167 | \$1,020,000 | 17/05/2018   |

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.



 4  2  2

**Rooms:** 7

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 613 sqm approx

Agent Comments

## Comparable Properties



**28 Yaralla Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,082,500

**Method:** Auction Sale

**Date:** 19/05/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**5 Esper Av OAKLEIGH SOUTH 3167 (REI)**

Agent Comments

 4  1  1

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 15/05/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 580 sqm approx



**13 Abercrombie St OAKLEIGH SOUTH 3167 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 17/05/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 522 sqm approx