

David Picking 03 9557 7733 0408 378 170 dpicking@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	28 Joyce Avenue, Oakleigh South Vic 3167
Including suburb and postcode	

#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,070,000
Range between	\$1,000,000	α	\$1,070,000

#### Median sale price

Median price	\$1,121,000	Hou	ise 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.

Add	dress 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 OAKI FIGH SOLITH 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.

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Indicative Selling Price \$1,000,000 - \$1,070,000 Median House Price March quarter 2018: \$1,121,000









Property Type: House (Previously

Occupied - Detached) **Land Size:** 613 sqm approx

Agent Comments



### Comparable Properties



28 Yaralla Rd BENTLEIGH EAST 3165 (REI)





**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)

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**6** 1

**Price:** \$1,050,000 **Method:** Private Sale **Date:** 15/05/2018

Rooms: 5

Property Type: House
Land Size: 580 sqm appro-











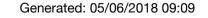
**Price:** \$1,020,000 **Method:** Private Sale **Date:** 17/05/2018

Rooms: -

Property Type: House Land Size: 522 sqm approx



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Agent Comments

**Agent Comments** 

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