

# 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

2/1375 North Road, Oakleigh East Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&

\$715,000

### Median sale price

Median price \$997,000

Property Type House

Suburb Oakleigh East

Period - From 01/10/2019

to 30/09/2020

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	1/320 Haughton Rd CLAYTON 3168	\$755,000	07/08/2020
2	2/4 Fenton St HUNTINGDALE 3166	\$650,000	06/08/2020
3	3/1437 North Rd OAKLEIGH EAST 3166	\$611,250	09/07/2020

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:

17/12/2020 12:50



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median House Price**  
Year ending September 2020: \$997,000

## Comparable Properties



**1/320 Haughton Rd CLAYTON 3168 (REI/VG)** **Agent Comments**



**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 07/08/2020  
**Rooms:** 4  
**Property Type:** Townhouse (Single)  
**Land Size:** 255 sqm approx



**2/4 Fenton St HUNTINGDALE 3166 (REI)** **Agent Comments**



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 06/08/2020  
**Property Type:** Unit



**3/1437 North Rd OAKLEIGH EAST 3166 (REI/VG)** **Agent Comments**



**Price:** \$611,250  
**Method:** Private Sale  
**Date:** 09/07/2020  
**Rooms:** 3  
**Property Type:** Unit