

Damian Coad 9877 1855 0477 407 708 team.coad@noeljones.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 1980				
Property offered	for sale					
Addr Including suburb a posted	and	ndenong Road, C	akleigh East Vic (	3166		
Indicative selling	price					
For the meaning of t	his price see co	onsumer.vic.gov.a	u/underquoting			
Range between \$	790,000	&	\$850,000			
Median sale price	•					
Median price \$1,	175,500 H	ouse X	Unit	Suburb	Oakleigh East	
Period - From 01/	01/2017 to	31/12/2017	Source	REIV		
Comparable prop	erty sales (*E	elete A or B be	elow as applica	ble)		
	t the estate age			e property for sale ers to be most com		
Address of comparable property				Price	Date of sale	
1						
2						
3						
OR						
B* The estate a	agent or agent's	s representative re	easonably believe	s that fewer than th	ree comparable	

properties were sold within two kilometres of the property for sale in the last six months.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





Generated: 19/03/2018 12:25



Damian Coad 9877 1855 0477 407 708 team.coad@noeljones.com.au

**Indicative Selling Price** \$790,000 - \$850,000 **Median House Price** 

Year ending December 2017: \$1,175,500



## **=**3

Rooms:

Property Type: House Land Size: 284 sqm approx

Agent Comments

## Comparable Properties



2/558 Huntingdale Rd MOUNT WAVERLEY

3149 (REI)

**-**2



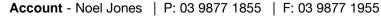
Price: \$806,500 Method: Auction Sale Date: 18/11/2017

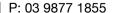
Rooms: 3

Property Type: Unit

Land Size: 267 sqm approx

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.









Agent Comments