

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

50 Highland Avenue, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$995,000 Property Type House Suburb Oakleigh East

Period - From 30/03/2019 to 29/03/2020 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	38 Thompson St CLAYTON 3168	\$1,045,000	16/11/2019
2	70 Catherine Av MOUNT WAVERLEY 3149	\$1,030,000	05/10/2019
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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: 30/03/2020 16:19



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
30/03/2019 - 29/03/2020: \$995,000

Comparable Properties



38 Thompson St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,045,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 710 sqm approx



70 Catherine Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,030,000
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 719 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.