

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	27 Elizabeth Street, Oakleigh East Vic 3166
Including suburb and	, , ,
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,062,500	Hou	ise X	Unit		S	uburb	Oakleigh East
Period - From	01/01/2018	to	31/12/2018		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.

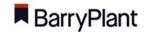
Address of comparable property Price Date of sale 1 3/78 Macrina St OAKLEIGH EAST 3166 \$900,000 10/09/2018 2 3/57 Macrina St OAKLEIGH EAST 3166 \$896,000 17/11/2018 3 1/57 Highland Av OAKLEIGH EAST 3166 \$870,000 15/12/2018

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.















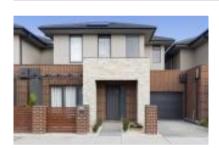
Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$875,000 **Median House Price** Year ending December 2018: \$1,062,500

Comparable Properties



3/78 Macrina St OAKLEIGH EAST 3166 (REI)





Agent Comments

Price: \$900,000 Method: Private Sale Date: 10/09/2018

Rooms: 5

Property Type: Townhouse (Single)



3/57 Macrina St OAKLEIGH EAST 3166 (REI)





Price: \$896,000 Method: Auction Sale Date: 17/11/2018 Rooms: 5

Property Type: Townhouse (Res)

Agent Comments





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Price: \$870,000 Method: Auction Sale Date: 15/12/2018

Rooms: 4

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9807 2333





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