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

2/131 Clayton Road, Oakleigh East Vic 3166

Indicative selling price

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

Single price | $798,000

Median sale price

Median price	$910,000	Property Type	Townhouse	Suburb	Oakleigh East
Period - From	02/08/2020	to	01/08/2021	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	1/200 Haughton Rd OAKLEIGH SOUTH 3167	$770,000	12/06/2021
2	27a Bayview Av CLAYTON 3168	$785,000	10/04/2021
3	2/21 Coane St OAKLEIGH EAST 3166	$820,000	07/04/2021

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: | 02/08/2021 11:04

CONSUMER AFFAIRS VICTORIA

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price
$798,000
Median Townhouse Price
02/08/2020 - 01/08/2021: $910,000

🛏 3   🛁 2   🚗 1

Property Type: Townhouse (Res)
Agent Comments

Comparable Properties

1/200 Haughton Rd OAKLEIGH SOUTH 3167 (REI)

🛏 3   🛁 2   🚗 2

Price: $770,000
Method: Auction Sale
Date: 12/06/2021
Property Type: Townhouse (Single)

Agent Comments

27a Bayview Av CLAYTON 3168 (REI/VG)

🛏 3   🛁 3   🚗 2

Price: $785,000
Method: Auction Sale
Date: 10/04/2021
Property Type: Townhouse (Res)

Agent Comments

2/21 Coane St OAKLEIGH EAST 3166 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $820,000
Method: Private Sale
Date: 07/04/2021
Property Type: Townhouse (Single)

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802