

# 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

1/6 Oakleigh Crescent, Ormond Vic 3204

### Indicative selling price

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

Range between \$800,000 & \$880,000

### Median sale price

Median price \$567,500 Property Type Unit Suburb Ormond

Period - From 01/01/2021 to 31/03/2021 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	3/17 Wattle Av GLEN HUNTLY 3163	\$877,000	16/04/2021
2	5/7 Park Av GLEN HUNTLY 3163	\$840,000	10/04/2021
3	6/15 Wattle Av GLEN HUNTLY 3163	\$895,000	09/03/2021

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:

25/05/2021 10:11



 3  1  2

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

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

March quarter 2021: \$567,500

## Comparable Properties



**3/17 Wattle Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$877,000

**Method:** Private Sale

**Date:** 16/04/2021

**Rooms:** 4

**Property Type:** Unit



**5/7 Park Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$840,000

**Method:** Auction Sale

**Date:** 10/04/2021

**Property Type:** Unit



**6/15 Wattle Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$895,000

**Method:** Sold Before Auction

**Date:** 09/03/2021

**Property Type:** Unit