

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Sorry, no image :(

**82 PATRICK STREET, OAKLEIGH EAST,**



6



4



3

1063m<sup>2</sup>

**Indicative Selling Price**

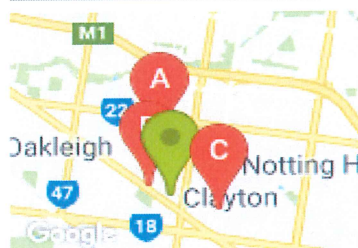
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:**

**\$1,950,000 to \$2,145,000**

Provided by: Evelyn Chin, Leaders Real Estate Group

## MEDIAN SALE PRICE



**OAKLEIGH EAST, VIC, 3166**

**Suburb Median Sale Price (House)**

**\$970,500**

01 January 2018 to 31 December 2018

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**10 TURNBULL AVE, OAKLEIGH EAST, VIC 3166**



4



5



4

760m<sup>2</sup>

**Sale Price**

**\*\$1,495,000**

Sale Date: 10/11/2018

Distance from Property: 884m



**1839 DANDENONG RD, OAKLEIGH EAST, VIC**



3



3



10

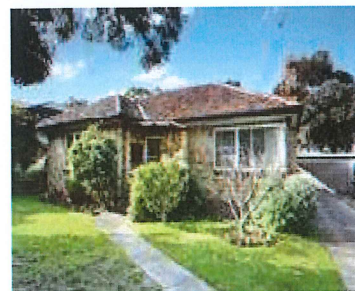
881m<sup>2</sup>

**Sale Price**

**\$1,578,000**

Sale Date: 13/10/2018

Distance from Property: 318m



**44 BEDDOE AVE, CLAYTON, VIC 3168**



4



2



2

747m<sup>2</sup>

**Sale Price**

**\$2,090,000**

Sale Date: 24/09/2018

Distance from Property: 701m



This report has been compiled on 28/02/2019 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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