

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 13 Baynton Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,062,500 House X Unit Suburb 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	10 Turnbull Av OAKLEIGH EAST 3166	\$1,495,000	10/11/2018
2	1679 Dandenong Rd OAKLEIGH EAST 3166	\$1,425,000	20/09/2018
3	36 Nonna St OAKLEIGH EAST 3166	\$1,403,000	08/12/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 499 sqm approx
Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,200,000
Median House Price
 Year ending December 2018: \$1,062,500

Comparable Properties



10 Turnbull Av OAKLEIGH EAST 3166 (REI)

Agent Comments

4 5 2

Much larger land size

Price: \$1,495,000
Method: Auction Sale
Date: 10/11/2018
Rooms: 5
Property Type: House (Res)
Land Size: 760 sqm approx



1679 Dandenong Rd OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

5 2 -

Character home bit more land

Price: \$1,425,000
Method: Private Sale
Date: 20/09/2018
Rooms: -
Property Type: House
Land Size: 605 sqm approx



36 Nonna St OAKLEIGH EAST 3166 (REI)

Agent Comments

4 2 2

Much larger land size

Price: \$1,403,000
Method: Auction Sale
Date: 08/12/2018
Rooms: 8
Property Type: House (Res)
Land Size: 731 sqm approx