

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

2/27 Eleebana Avenue, Hughesdale Vic 3166

Indicative selling price

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

Range between \$860,000

&

\$920,000

Median sale price

Median price \$735,000

Property Type Unit

Suburb Hughesdale

Period - From 01/10/2019

to 30/09/2020

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	2/108 Haughton Rd OAKLEIGH 3166	\$960,000	02/06/2020
2	3/3 Reid St OAKLEIGH SOUTH 3147	\$922,500	31/07/2020
3	2/27 Cameron Av OAKLEIGH SOUTH 3167	\$880,000	08/07/2020

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:

25/11/2020 13:31



Property Type:
Agent Comments

Indicative Selling Price

\$860,000 - \$920,000

Median Unit Price

Year ending September 2020: \$735,000

Comparable Properties



2/108 Houghton Rd OAKLEIGH 3166 (REI)

Agent Comments



Price: \$960,000

Method: Sold Before Auction

Date: 02/06/2020

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 230 sqm approx



3/3 Reid St OAKLEIGH SOUTH 3147 (REI)

Agent Comments



Price: \$922,500

Method: Private Sale

Date: 31/07/2020

Rooms: 7

Property Type: Townhouse (Single)



2/27 Cameron Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 08/07/2020

Rooms: 7

Property Type: Townhouse (Single)