

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

31 Devoy Street, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$870,000

&

\$930,000

Median sale price

Median price

\$913,500

Property Type

House

Suburb

Oakleigh South

Period - From

01/07/2019

to

30/09/2019

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	6 Dermot St OAKLEIGH SOUTH 3167	\$927,000	17/08/2019
2	5 Dermot St OAKLEIGH SOUTH 3167	\$925,000	01/06/2019
3	10 Sinclair St OAKLEIGH SOUTH 3167	\$886,000	13/07/2019

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:

26/11/2019 10:27



Property Type: House (Previously Occupied - Detached)
Land Size: 558 sqm approx
 Agent Comments

Indicative Selling Price
 \$870,000 - \$930,000
Median House Price
 September quarter 2019: \$913,500

Comparable Properties



6 Dermot St OAKLEIGH SOUTH 3167 (REI/VG) Agent Comments



Price: \$927,000
Method: Auction Sale
Date: 17/08/2019
Rooms: 4
Property Type: House (Res)
Land Size: 604 sqm approx

5 Dermot St OAKLEIGH SOUTH 3167 (REI/VG) Agent Comments



Price: \$925,000
Method: Auction Sale
Date: 01/06/2019
Property Type: House (Res)
Land Size: 605 sqm approx



10 Sinclair St OAKLEIGH SOUTH 3167 (REI) Agent Comments



Price: \$886,000
Method: Auction Sale
Date: 13/07/2019
Rooms: 6
Property Type: House
Land Size: 730 sqm approx