



3 1.5 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 673 sqm

Agent Comments

Built in 1946 & modernised with flair, this stunning 3 bedroom timber home is on a deep 673sqm approx with scope to extend, rebuild or subdivide (STCA), featuring north facing living (OFP), stylish dining, granite kitchen & huge garage. Golf course locale

Comparable Properties



22 Pitt St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 2 2

Price: \$1,068,000

Method: Auction Sale

Date: 26/11/2016

Rooms: 4

Property Type: House (Res)

Land Size: 609 sqm



107 Golf Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 2

Price: \$1,067,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 5

Property Type: House (Res)

Land Size: 650 sqm



2 Kaybrook Ct OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 2

Price: \$1,042,500

Method: Auction Sale

Date: 22/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 659 sqm

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

36 Bossington Street, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$936,250

House X

Suburb Oakleigh South

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
22 Pitt St OAKLEIGH SOUTH 3167	\$1,068,000	26/11/2016
107 Golf Rd OAKLEIGH SOUTH 3167	\$1,067,000	25/02/2017
2 Kaybrook Ct OAKLEIGH SOUTH 3167	\$1,042,500	22/04/2017