## hockingstuart

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**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** Year ending March 2017: \$936,250



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



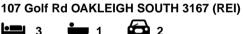
22 Pitt St OAKLEIGH SOUTH 3167 (REI)



Price: \$1,068,000 Method: Auction Sale Date: 26/11/2016 Rooms: 4

Property Type: House (Res) Land Size: 609 sqm





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)







Price: \$1,042,500 Method: Auction Sale Date: 22/04/2017

Rooms: 5

Property Type: House (Res) Land Size: 659 sqm

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**Agent Comments** 

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#### 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
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#### 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 \$9	936,250 I	House	Х	Su	burb	Oakleigh South
Period - From 01	/04/2016 to	31/03	3/2017	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



