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

10 Farm Road, Oakleigh South Vic 3167

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$690,000		&		\$759,000			
Median sale p	rice							
Median price	\$913,500	Pro	operty Type	Hou	se		Suburb	Oakleigh South
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	21 Tular Av OAKLEIGH SOUTH 3167	\$770,000	18/12/2019
2	1/98 Haughton Rd OAKLEIGH 3166	\$730,000	22/08/2019
3	2/15 Elata St OAKLEIGH SOUTH 3167	\$695,000	30/11/2019

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:

23/12/2019 10:32









Property Type: House Land Size: 300 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$759,000 Median House Price September quarter 2019: \$913,500

Comparable Properties



21 Tular Av OAKLEIGH SOUTH 3167 (REI)

1/98 Haughton Rd OAKLEIGH 3166 (REI)

2/15 Elata St OAKLEIGH SOUTH 3167 (REI)



Price: \$770,000 Method: Sold Before Auction Date: 18/12/2019

Property Type: Unit

2

2

Agent Comments

Agent Comments



Price: \$730,000 Method: Sold Before Auction Date: 22/08/2019 Property Type: Unit

1

Agent Comments



Price: \$695,000 Method: Auction Sale Date: 30/11/2019 Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.