

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000

&

\$759,000

### 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	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



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**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)**

**Agent Comments**

3 1 1

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



**1/98 Houghton Rd OAKLEIGH 3166 (REI)**

**Agent Comments**

2 1 1

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



**2/15 Elata St OAKLEIGH SOUTH 3167 (REI)**

**Agent Comments**

2 1 2

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