

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

54 Dublin Street, Oakleigh East Vic 3166

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,147,500

Property Type

House

Suburb

Oakleigh East

Period - From

01/10/2019

to

31/12/2019

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	32 Beauford St HUNTINGDALE 3166	\$1,041,000	24/11/2019
2	16 Beauford St HUNTINGDALE 3166	\$991,000	23/11/2019
3	67 Garnett St HUNTINGDALE 3166	\$950,000	09/11/2019

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:

21/04/2020 18:33



Property Type: House (Res)

Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

December quarter 2019: \$1,147,500

Comparable Properties

32 Beauford St HUNTINGDALE 3166 (VG)

Agent Comments



Price: \$1,041,000

Method: Sale

Date: 24/11/2019

Property Type: House (Res)

Land Size: 622 sqm approx



16 Beauford St HUNTINGDALE 3166 (REI/VG)

Agent Comments



Price: \$991,000

Method: Auction Sale

Date: 23/11/2019

Rooms: 3

Property Type: House (Res)

Land Size: 527 sqm approx



67 Garnett St HUNTINGDALE 3166 (REI/VG)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)

Land Size: 592 sqm approx