

# 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

3/2-18 Bourke 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 \$580,000 & \$620,000

### Median sale price

Median price \$940,000 Property Type Unit Suburb Oakleigh South

Period - From 01/01/2020 to 31/03/2020 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	44a Glenelg Dr CLAYTON SOUTH 3169	\$600,000	10/03/2020
2	7/2 Fermont Ct CLARINDA 3169	\$575,000	22/05/2020
3	3/31 Tully Rd CLARINDA 3169	\$550,000	21/03/2020

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:

14/07/2020 14:27

3/2-18 Bourke Road, Oakleigh South Vic 3167

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

March quarter 2020: \$940,000



2 1 2

**Property Type:** Unit

**Agent Comments**

Renovated freestanding 2 bedroom villa with a relaxed tropical lifestyle, enjoying plantation shutters, a delightful living & dining room, snazzy stone kitchen/meals, a funky tri-toned bathroom, a north-west facing paved courtyard garden (shed), auto carport & car space. Opposite Mavis Hutter Reserve & the bus, near Clarinda Shopping Centre & Karkarook Park.

## Comparable Properties

**44a Glenelg Dr CLAYTON SOUTH 3169 (VG)**

**Agent Comments**

2 - -

**Price:** \$600,000

**Method:** Sale

**Date:** 10/03/2020

**Property Type:** House (Res)

**Land Size:** 253 sqm approx



**7/2 Fermont Ct CLARINDA 3169 (VG)**

**Agent Comments**

2 - -

**Price:** \$575,000

**Method:** Sale

**Date:** 22/05/2020

**Property Type:** Flat/Unit/Apartment (Res)

**3/31 Tully Rd CLARINDA 3169 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$550,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** Townhouse (Res)

**Account** - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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.