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## Statement of Information

## Single residential property located in the Melbourne metropolitan area

			360	,11011 477	AF OI	the Estate Ag	ents Act 1900
erty offered for	sale						
Address uding suburb and postcode		y Street, Oaklei	gh South	n Vic 3167	7		
ative selling pri	ce						
e meaning of this	price see con	sumer.vic.gov.a	u/under	quoting			
nge between \$580,000		&	\$638	3,000			
an sale price							
Median price \$775,500 House Unit X					Suburb Oakleigh South		
od - From 01/04/2	2017 to	31/03/2018		Source	REIV	/	
parable propert	y sales (*De	lete A or B be	low as	applica	ble)		
months that the	e estate agent						
Address of comparable property					Price	Date of sale	
2/26 Monash St BENTLEIGH EAST 3165					\$662,000	28/04/2018	
2 1/28 Monash St BENTLEIGH EAST 3165					\$615,000	12/01/2018	
3 4/8 Chauvel St BENTLEIGH EAST 3165						\$615,000	12/02/2018
0	0						The state of the s
	Address uding suburb and postcode ative selling priese meaning of this ge between \$580 an sale price dian price \$775,5 and - From 01/04/2 parable propert These are the tomonths that the property for sale 2/26 Monash St 1/28 Monash	ative selling price e meaning of this price see con ge between \$580,000  an sale price dian price \$775,500  Her  od - From 01/04/2017  to  parable property sales (*De  These are the three propertie months that the estate agent property for sale.  ress of comparable property  2/26 Monash St BENTLEIGH E  1/28 Monash St BENTLEIGH E  4/8 Chauvel St BENTLEIGH E	Address adding suburb and postcode  ative selling price e meaning of this price see consumer.vic.gov.a ge between \$580,000 &  an sale price dian price \$775,500 House  od - From 01/04/2017 to 31/03/2018  parable property sales (*Delete A or B between that the estate agent or agent's representative restate agent or agent's 11/28 Monash St BENTLEIGH EAST 3165  4/8 Chauvel St BENTLEIGH EAST 3165  The estate agent or agent's representative restate agent or agent to 11/28 Monash St BENTLEIGH EAST 3165  The estate agent or agent's representative restate agent or agen	Address adding suburb and postcode 4/41-41 Riley Street, Oakleigh South attive selling price are meaning of this price see consumer.vic.gov.au/under ge between \$580,000 & \$638 an sale price dian price \$775,500 Heuse Unit od - From 01/04/2017 to 31/03/2018 parable property sales (*Delete A or B below as These are the three properties sold within two kilom months that the estate agent or agent's representation property for sale.  Tess of comparable property  2/26 Monash St BENTLEIGH EAST 3165  1/28 Monash St BENTLEIGH EAST 3165  4/8 Chauvel St BENTLEIGH EAST 3165  The estate agent or agent's representative reasonable restate agent or agent's representative reason	Address auding suburb and postcode 4/41-41 Riley Street, Oakleigh South Vic 3163 ative selling price are meaning of this price see consumer.vic.gov.au/underquoting are between \$580,000 & \$638,000 an sale price and an are price are the three properties sold within two kilometres of the months that the estate agent or agent's representative considerates of comparable property 2/26 Monash St BENTLEIGH EAST 3165 and St BENTLEIGH EAST 3165.  The estate agent or agent's representative reasonably believed.	Address auding suburb and postcode 4/41-41 Riley Street, Oakleigh South Vic 3167  ative selling price are meaning of this price see consumer.vic.gov.au/underquoting ge between \$580,000 & \$638,000  an sale price 4775,500 Heuse Unit X  and - From 01/04/2017 to 31/03/2018 Source REIN parable property sales (*Delete A or B below as applicable)  These are the three properties sold within two kilometres of the promonths that the estate agent or agent's representative considers to property for sale.  Tess of comparable property  2/26 Monash St BENTLEIGH EAST 3165  1/28 Monash St BENTLEIGH EAST 3165  1/28 Chauvel St BENTLEIGH EAST 3165	Address adding suburb and postcode  ative selling price e meaning of this price see consumer.vic.gov.au/underquoting ge between \$580,000 & \$638,000  an sale price dian price \$775,500 Heuse Unit X Suburb Oated - From 01/04/2017 to 31/03/2018 Source REIV  parable property sales (*Delete A or B below as applicable)  These are the three properties sold within two kilometres of the property for sale in months that the estate agent or agent's representative considers to be most compared property for sale.  ress of comparable property  Price  2/26 Monash St BENTLEIGH EAST 3165 \$662,000

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