

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

1/103 Burlington Street, Oakleigh Vic 3166

Indicative selling price

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

Single price \$985,000

Median sale price

Median price \$1,225,000

House

X

Unit

Suburb Oakleigh

Period - From 01/01/2017

to

31/12/2017

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	89 Burlington St OAKLEIGH 3166	\$960,000	21/11/2017
2	26 Tamar Gr OAKLEIGH 3166	\$1,011,000	02/12/2017
3	2 Acacia Av OAKLEIGH SOUTH 3167	\$878,000	03/11/2017

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.



 3  2  2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



89 Burlington St OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  1  2

Price: \$960,000

Method: Private Sale

Date: 21/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 410 sqm approx



26 Tamar Gr OAKLEIGH 3166 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,011,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 6

Property Type: House (Res)

Land Size: 470 sqm approx



2 Acacia Av OAKLEIGH SOUTH 3167 (REI/VG) **Agent Comments**

 3  1  1

Price: \$878,000

Method: Sold Before Auction

Date: 03/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 476 sqm approx