

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

36 Ferntree Gully Road, Oakleigh East Vic 3166

Indicative selling price

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

Single price

\$970,000

Median sale price

Median price

\$1,228,000

Property Type

House

Suburb

Oakleigh East

Period - From

01/04/2022

to

30/06/2022

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	15 Bernard St MOUNT WAVERLEY 3149	\$980,000	03/03/2022
2	36 Damon Rd MOUNT WAVERLEY 3149	\$950,180	18/03/2022
3			

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:

30/07/2022 22:59



3 2 2

Property Type: House (Res)

Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price

\$970,000

Median House Price

June quarter 2022: \$1,228,000

Comparable Properties



15 Bernard St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 1

Price: \$980,000

Method: Private Sale

Date: 03/03/2022

Property Type: House (Res)

Land Size: 664 sqm approx



36 Damon Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$950,180

Method: Sold Before Auction

Date: 18/03/2022

Property Type: House (Res)

Land Size: 397 sqm approx

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.

Account - VICPROP

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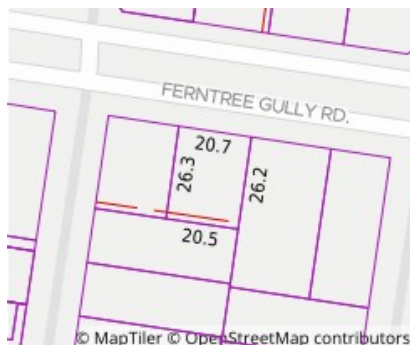
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2	36 Damon Rd MOUNT WAVERLEY 3149	\$950,180	18/03/2022
3			

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:

30/07/2022 23:02



3
 2
 2

Property Type: House
Land Size: 530 sqm approx
 Agent Comments

Indicative Selling Price
 \$970,000

Median House Price
 June quarter 2022: \$1,228,000

Comparable Properties



15 Bernard St MOUNT WAVERLEY 3149
 (REI/VG)

Agent Comments

3
 2
 1

Price: \$980,000
Method: Private Sale
Date: 03/03/2022
Property Type: House (Res)
Land Size: 664 sqm approx



36 Damon Rd MOUNT WAVERLEY 3149
 (REI/VG)

Agent Comments

4
 2
 2

Price: \$950,180
Method: Sold Before Auction
Date: 18/03/2022
Property Type: House (Res)
Land Size: 397 sqm approx

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.

Account - VICPROP