

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

17a Grant Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,353,500

House

X

Unit

Suburb Oakleigh

Period - From 01/01/2018

to

31/03/2018

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	4 Arthur St HUGHESDALE 3166	\$1,180,000	24/03/2018
2	23 William St OAKLEIGH 3166	\$1,150,000	24/02/2018
3	26 Tamar Gr OAKLEIGH 3166	\$1,011,000	02/12/2017

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  1  1

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 418 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,155,000

Median House Price

March quarter 2018: \$1,353,500

Comparable Properties



4 Arthur St HUGHESDALE 3166 (REI)

Agent Comments

 2  1  1

Price: \$1,180,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 481 sqm approx



23 William St OAKLEIGH 3166 (REI)

Agent Comments

 2  1  1

Price: \$1,150,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 539 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