

# 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

1/29 Clyde Street, Oakleigh Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$790,000

### Median sale price

Median price \$593,500 Property Type Unit Suburb Oakleigh

Period - From 01/10/2018 to 30/09/2019 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	3/12 Clapham Rd HUGHESDALE 3166	\$782,000	20/09/2019
2	2/24 Grant St OAKLEIGH 3166	\$742,000	14/09/2019
3	1/8 Westminster St OAKLEIGH 3166	\$740,000	31/08/2019

**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:

21/11/2019 08:44



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**Rooms:** 5  
**Property Type:** Flat  
**Land Size:** 290.757 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$740,000 - \$790,000  
**Median Unit Price**  
Year ending September 2019: \$593,500

## Comparable Properties



3/12 Clapham Rd HUGHESDALE 3166 (REI)   **Agent Comments**

 3    1    1

**Price:** \$782,000  
**Method:** Sold Before Auction  
**Date:** 20/09/2019  
**Property Type:** Unit



2/24 Grant St OAKLEIGH 3166 (REI)   **Agent Comments**

 2    1    1

**Price:** \$742,000  
**Method:** Auction Sale  
**Date:** 14/09/2019  
**Property Type:** Unit  
**Land Size:** 179 sqm approx



1/8 Westminster St OAKLEIGH 3166 (REI/VG)   **Agent Comments**

 2    1    1

**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 31/08/2019  
**Property Type:** Unit