

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

9/1277-1279 Centre Road, Oakleigh South Vic 3167

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$699,950

Median sale priceMedian price \$775,500 House Unit ☒ Suburb Oakleigh South

Period - From 01/04/2017 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	2/34 Inverness St CLARINDA 3169	\$770,000	20/03/2018
2	36 Wandoo Av CLARINDA 3169	\$755,000	26/05/2018
3	1/1172 Centre Rd CLARINDA 3169	\$710,000	24/03/2018

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  1.5  2

Rooms:
Property Type: Townhouse (Res)
Land Size: 158 sqm approx
Agent Comments

Indicative Selling Price
 \$699,950

Median Unit Price
 Year ending March 2018: \$775,500

Comparable Properties



2/34 Inverness St CLARINDA 3169 (REI/VG)

Agent Comments

 3  2  1

Price: \$770,000
Method: Private Sale
Date: 20/03/2018
Rooms: 4
Property Type: Unit
Land Size: 187 sqm approx



36 Wandoo Av CLARINDA 3169 (REI)

Agent Comments

 2  2  1

Price: \$755,000
Method: Auction Sale
Date: 26/05/2018
Rooms: -
Property Type: Townhouse (Res)



1/1172 Centre Rd CLARINDA 3169 (REI/VG)

Agent Comments

 3  1  2

Price: \$710,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: Unit
Land Size: 280.70 sqm approx