

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	9/1277-1279 Centre Road, Oakleigh South Vic 3167
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$775,500	Hou	se	Unit	Х		Suburb	Oakleigh South
Period - From	01/04/2017	to	31/03/2018		Source	REIV		

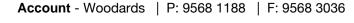
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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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)

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(2) 1

Price: \$770.000 Method: Private Sale Date: 20/03/2018 Rooms: 4

Property Type: Unit

Land Size: 187 sqm approx

Agent Comments



36 Wandoo Av CLARINDA 3169 (REI)

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Price: \$755,000 Method: Auction Sale Date: 26/05/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



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

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Price: \$710,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: Unit

Land Size: 280.70 sqm approx

Agent Comments

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