

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

3/23 Elizabeth Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$730,000 & \$770,000

Median sale price

Median price \$884,000 Property Type Townhouse Suburb Oakleigh East

Period - From 06/07/2020 to 05/07/2021 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	14/32 Adrian St CHADSTONE 3148	\$790,000	15/06/2021
2	1/200 Houghton Rd OAKLEIGH SOUTH 3167	\$770,000	12/06/2021
3	6 Celia Ct CHADSTONE 3148	\$805,000	14/04/2021

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:

06/07/2021 11:03

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3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$730,000 - \$770,000
Median Townhouse Price
06/07/2020 - 05/07/2021: \$884,000

Comparable Properties



14/32 Adrian St CHADSTONE 3148 (REI)

Agent Comments

3 2 2

Price: \$790,000

Method: Private Sale

Date: 15/06/2021

Property Type: Townhouse (Single)



1/200 Haughton Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 2 2

Price: \$770,000

Method: Auction Sale

Date: 12/06/2021

Property Type: Townhouse (Single)



6 Celia Ct CHADSTONE 3148 (REI/VG)

Agent Comments

3 2 2

Price: \$805,000

Method: Private Sale

Date: 14/04/2021

Property Type: Townhouse (Single)

Land Size: 165 sqm approx