

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

17 Selworthy Avenue, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$760,000

&

\$820,000

Median sale price

Median price

\$892,500

Property Type

House

Suburb

Oakleigh South

Period - From

16/09/2018

to

15/09/2019

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	2/20 Brine St HUGHESDALE 3166	\$823,000	31/08/2019
2	2/19 Dermot St OAKLEIGH SOUTH 3167	\$798,000	17/08/2019
3	1/125 Tambet St BENTLEIGH EAST 3165	\$749,000	07/09/2019

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:

16/09/2019 10:49



 3  1  3

Property Type: House
Land Size: 420 sqm approx
Agent Comments

Indicative Selling Price

\$760,000 - \$820,000

Median House Price

16/09/2018 - 15/09/2019: \$892,500

Comparable Properties



2/20 Brine St HUGHESDALE 3166 (REI)

Agent Comments

 2  2  1

Price: \$823,000
Method: Auction Sale
Date: 31/08/2019
Rooms: 4
Property Type: Unit



2/19 Dermot St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 2  2  1

Price: \$798,000
Method: Auction Sale
Date: 17/08/2019
Property Type: Unit



1/125 Tambet St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  1

Price: \$749,000
Method: Private Sale
Date: 07/09/2019
Property Type: Villa
Land Size: 330 sqm approx