

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

10/2 Albert Avenue, Oakleigh Vic 3166

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

Single price \$610,000

Median sale price

Median price \$575,000

House

Unit

X

Suburb Oakleigh

Period - From 01/07/2018

to 30/09/2018

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	3/46 Abbeygate St OAKLEIGH 3166	\$610,000	22/09/2018
2	1/1312 Dandenong Rd HUGHESDALE 3166	\$610,000	19/06/2018
3	401/63-65 Atherton Rd OAKLEIGH 3166	\$580,000	18/08/2018

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.



 2  2  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$610,000

Median Unit Price

September quarter 2018: \$575,000

Comparable Properties

3/46 Abbeygate St OAKLEIGH 3166 (REI/VG)

Agent Comments

 2  2  1

Price: \$610,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Apartment



1/1312 Dandenong Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 2  2  1

Price: \$610,000

Method: Private Sale

Date: 19/06/2018

Rooms: 3

Property Type: Apartment



401/63-65 Atherton Rd OAKLEIGH 3166 (VG)

Agent Comments

 2  -  -

Price: \$580,000

Method: Sale

Date: 18/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)