

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

20 Cameron Avenue, Oakleigh South Vic 3167

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

Single price \$1,120,000

Median sale price

Median price \$1,025,500

House

X

Unit

Suburb

Oakleigh South

Period - From 01/10/2017

to

31/12/2017

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	9 Bakers Rd OAKLEIGH SOUTH 3167	\$1,175,000	24/03/2018
2	67 Golf Rd OAKLEIGH SOUTH 3167	\$1,140,000	17/02/2018
3	3 Norma Av OAKLEIGH SOUTH 3167	\$1,080,000	23/11/2017

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.



 4  1  2

Rooms:
Property Type: House
Land Size: 608 sqm approx
Agent Comments

Indicative Selling Price
 \$1,120,000

Median House Price
 December quarter 2017: \$1,025,500

Comparable Properties



9 Bakers Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 3  1  2

Price: \$1,175,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 618 sqm approx



67 Golf Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 4  2  2

Price: \$1,140,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 617 sqm approx



3 Norma Av OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,080,000
Method: Sold Before Auction
Date: 23/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 613 sqm approx