

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	20 Cameron Avenue, 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	\$1,025,500	Hou	ise X	Unit			Suburb	Oakleigh South
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

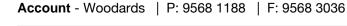
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)

= 3





Price: \$1,175,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: House (Res) Land Size: 618 sqm approx

Agent Comments



67 Golf Rd OAKLEIGH SOUTH 3167 (REI)

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Price: \$1,140,000 Method: Auction Sale Date: 17/02/2018

Rooms: -

Property Type: House (Res) Land Size: 617 sqm approx **Agent Comments**



3 Norma Av OAKLEIGH SOUTH 3167 (REI/VG) Agent Comments

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Price: \$1,080,000

Method: Sold Before Auction

Date: 23/11/2017

Rooms: -

Property Type: House (Res) Land Size: 613 sqm approx

Account - Woodards | P: 9568 1188 | F: 9568 3036





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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