

# 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

11 Emerald Street, Oakleigh South Vic 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$825,000

### Median sale price

Median price

\$913,500

Property Type

House

Suburb

Oakleigh South

Period - From

01/07/2019

to

30/09/2019

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	27 Cooina Cr, Clarinda, Vic 3169, Australia	\$765,000	02/07/2019
2	12 Emerald St OAKLEIGH SOUTH 3167	\$881,000	26/10/2019
3	12 Montrose St OAKLEIGH SOUTH 3167	\$793,000	31/08/2019

**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:

12/11/2019 10:37



3 1 2

**Property Type:** House (Res)

**Land Size:** 538 sqm approx

Agent Comments

**Indicative Selling Price**

\$750,000 - \$825,000

**Median House Price**

September quarter 2019: \$913,500

## Comparable Properties

27 Cooina Cr, Clarinda, Vic 3169, Australia  
(REI)

Agent Comments

3 1 1

**Price:** \$765,000

**Method:**

**Date:** 02/07/2019

**Property Type:** House



12 Emerald St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 2 4

**Price:** \$881,000

**Method:** Private Sale

**Date:** 26/10/2019

**Rooms:** 4

**Property Type:** House



12 Montrose St OAKLEIGH SOUTH 3167  
(REI/VG)

Agent Comments

3 1 2

**Price:** \$793,000

**Method:** Auction Sale

**Date:** 31/08/2019

**Property Type:** House (Res)

**Land Size:** 534 sqm approx