

# 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

21 Fairland Avenue, Oakleigh East Vic 3166

### Indicative selling price

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

Range between \$850,000 & \$925,000

### Median sale price

Median price \$995,000 Property Type House Suburb Oakleigh East

Period - From 01/10/2018 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	7 Snead Ct MOUNT WAVERLEY 3149	\$1,062,000	14/09/2019
2	70 Catherine Av MOUNT WAVERLEY 3149	\$1,030,000	05/10/2019
3	35 Clayton Rd OAKLEIGH EAST 3166	\$995,000	13/06/2019

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:

07/11/2019 13:11



3 2 1

**Property Type:** House  
**Land Size:** 602 sqm approx  
**Agent Comments**  
 Corner block

**Indicative Selling Price**

\$850,000 - \$925,000

**Median House Price**

Year ending September 2019: \$995,000

## Comparable Properties



**7 Snead Ct MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,062,000  
**Method:** Auction Sale  
**Date:** 14/09/2019  
**Property Type:** House (Res)  
**Land Size:** 711 sqm approx



**70 Catherine Av MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,030,000  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Property Type:** House (Res)



**35 Clayton Rd OAKLEIGH EAST 3166 (REI/VG)** **Agent Comments**

3 1 5

**Price:** \$995,000  
**Method:** Sold Before Auction  
**Date:** 13/06/2019  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 570 sqm approx