

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

182 Ferntree Gully Road Oakleigh East VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$915,000

&

\$965,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$972,025

Property type

House

Suburb

Oakleigh East

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

5 Birdie Street Mount Waverley VIC 3149	\$960,000	26-Oct-19
1 Daly Street Oakleigh East VIC 3166	\$915,000	16-Nov-19
533 Stephensons Road Mount Waverley VIC 3149	\$925,000	14-Dec-19

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 6 months.~~

This Statement of Information was prepared on: 17 February 2020



5 Birdie Street Mount Waverley VIC 3149 Sold Price **\$960,000** Sold Date **26-Oct-19**
 Distance **1.25km**
 3 beds 1 bath 2 cars



1 Daly Street Oakleigh East VIC 3166 Sold Price **\$915,000^{UN}** Sold Date **16-Nov-19**
 Distance **1.07km**
 2 beds 1 bath 1 car



533 Stephenson's Road Mount Waverley VIC 3149 Sold Price **\$925,000^{UN}** Sold Date **14-Dec-19**
 Distance **0.38km**
 3 beds 1 bath 1 car

Notes from your agent

Sold Price: \$925,000.-

RS = Recent sale UN = Undisclosed Sale

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