

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"WILLORA" 115 SMITH STREET, OXLEY,

 3  1  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$425,000**

MEDIAN SALE PRICE



OXLEY, VIC, 3678

Suburb Median Sale Price (House)

\$389,500

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



14 ELY ST, OXLEY, VIC 3678

 3  2  4

Sale Price

\$389,000

Sale Date: 02/03/2017

Distance from Property: 750m



114 OXLEY-GRETA WEST RD, OXLEY, VIC

 4  2  2

Sale Price

\$390,000

Sale Date: 14/12/2016

Distance from Property: 1.3km



165 BODSWORTH LANE, LACEBY, VIC

 3  2  6

Sale Price

\$439,000

Sale Date: 27/04/2017

Distance from Property: 7.4km



This report has been compiled on 20/11/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

"WILLORA" 115 SMITH STREET, OXLEY, VIC 3678

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$425,000

Median sale price

Median price

\$389,500

House

X

Unit


Suburb

OXLEY

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
14 ELY ST, OXLEY, VIC 3678	\$389,000	02/03/2017
114 OXLEY-GRETA WEST RD, OXLEY, VIC 3678	\$390,000	14/12/2016
165 BODSWORTH LANE, LACEBY, VIC 3678	\$439,000	27/04/2017