

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

Range between \$880,000

&

\$920,000

Median sale price

Median price \$991,000

House

X

Unit

Suburb Oakleigh South

Period - From 01/07/2016

to

30/06/2017

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.

	Address of comparable property	Price	Date of sale
1	50a Brady Rd BENTLEIGH EAST 3165	\$905,000	23/08/2017
2	58 Sherbrooke Av OAKLEIGH SOUTH 3167	\$880,000	08/08/2017
3	8 Cedar Ct OAKLEIGH SOUTH 3167	\$880,000	08/07/2017

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.



3 1.5 2

Rooms:

Property Type: House (Res)

Land Size: 522 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$880,000 - \$920,000

Median House Price

Year ending June 2017: \$991,000

Comparable Properties



50a Brady Rd BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

3 2 2

Price: \$905,000

Method: Sold Before Auction

Date: 23/08/2017

Rooms: 5

Property Type: House



58 Sherbrooke Av OAKLEIGH SOUTH 3167 (REI)

[Agent Comments](#)

3 1 4

Price: \$880,000

Method: Private Sale

Date: 08/08/2017

Rooms: 4

Property Type: House

Land Size: 601 sqm approx



8 Cedar Ct OAKLEIGH SOUTH 3167 (REI)

[Agent Comments](#)

3 2 2

Price: \$880,000

Method: Auction Sale

Date: 08/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 504 sqm approx