

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

4 Paula Court, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$790,000

&

\$860,000

Median sale price

Median price \$927,000

Property Type House

Suburb Oakleigh South

Period - From 01/01/2019

to

31/12/2019

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	54 Clarinda Rd CLARINDA 3169	\$867,000	29/02/2020
2	52 Scotsburn Av CLAYTON 3168	\$863,000	02/12/2019
3	18 Clarinda Rd CLARINDA 3169	\$832,000	24/10/2019

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:

19/03/2020 14:49



 3  1  1

Property Type:

Land Size: 716 sqm approx

Agent Comments

Comparable Properties



54 Clarinda Rd CLARINDA 3169 (REI)

Agent Comments

 3  1  -

Price: \$867,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

52 Scotsburn Av CLAYTON 3168 (VG)

Agent Comments

 3  -  -

Price: \$863,000

Method: Sale

Date: 02/12/2019

Property Type: House (Res)

Land Size: 609 sqm approx



18 Clarinda Rd CLARINDA 3169 (REI/VG)

Agent Comments

 3  1  2

Price: \$832,000

Method: Sold Before Auction

Date: 24/10/2019

Property Type: House (Res)

Land Size: 722 sqm approx