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 betweer	\$790,000		&		\$860,000					
Median sale p	rice									
Median price	\$927,000	Pro	operty Type	Hou	se		Suburb	Oakleigh South		
Period - From	01/01/2019	to	31/12/2019		So	urce	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.

Ade	dress 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



4 Paula Court, Oakleigh South Vic 3167



Grant Lynch

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Property Type: Land Size: 716 sqm approx Agent Comments 9908 5700 0408110 011 grantlynch@jelliscraig.com.au

Indicative Selling Price \$790,000 - \$860,000 Median House Price Year ending December 2019: \$927,000

Comparable Properties



54 Clarinda Rd CLARINDA 3169 (REI)



Price: \$867,000 Method: Auction Sale Date: 29/02/2020 Property Type: House (Res)

Agent Comments

Agent Comments

52 Scotsburn Av CLAYTON 3168 (VG)



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)

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Price: \$832,000 Method: Sold Before Auction Date: 24/10/2019 Property Type: House (Res) Land Size: 722 sqm approx Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.