

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



77 ELY STREET, OXLEY, VIC 3678

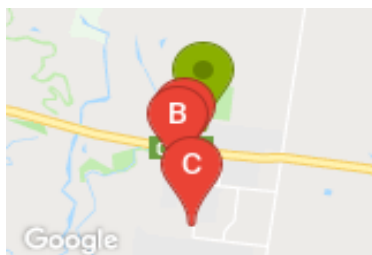
 4  1  2

Indicative Selling Price

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

Single Price: **\$310,000**

MEDIAN SALE PRICE



OXLEY, VIC, 3678

Suburb Median Sale Price (House)

\$422,500

01 April 2017 to 31 March 2018

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.



10 SHADFORTH ST, OXLEY, VIC 3678

 3  2  3

Sale Price

\$344,000

Sale Date: 22/12/2017

Distance from Property: 281m



3 SHADFORTH ST, OXLEY, VIC 3678

 3  1  1

Sale Price

\$285,000

Sale Date: 25/07/2017

Distance from Property: 362m



7 ELY ST, OXLEY, VIC 3678

 2  1  1

Sale Price

\$299,900

Sale Date: 30/12/2017

Distance from Property: 690m



This report has been compiled on 30/06/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - 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

77 ELY STREET, OXLEY, VIC 3678

Indicative selling price

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

Single Price:

\$310,000

Median sale price

Median price

\$422,500

House

X

Unit


Suburb

OXLEY

Period

01 April 2017 to 31 March 2018

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
10 SHADFORTH ST, OXLEY, VIC 3678	\$344,000	22/12/2017
3 SHADFORTH ST, OXLEY, VIC 3678	\$285,000	25/07/2017
7 ELY ST, OXLEY, VIC 3678	\$299,900	30/12/2017