

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**21 JOHNSON STREET, OXLEY, VIC 3678**



**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$195,000**

## MEDIAN SALE PRICE



**OXLEY, VIC, 3678**

**Suburb Median Sale Price (Vacant Land)**

**\$190,000**

01 April 2016 to 31 March 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.



**KING ST, OXLEY, VIC 3678**



**Sale Price**

**\*\$179,000**

Sale Date: 02/02/2017

Distance from Property: 557m



**KING ST, OXLEY, VIC 3678**



**Sale Price**

**\*\$179,000**

Sale Date: 07/03/2017

Distance from Property: 557m



**WOODWARRAH AVE, MILAWA, VIC 3678**



**Sale Price**

**\$182,000**

Sale Date: 22/03/2016

Distance from Property: 4.1km



This report has been compiled on 29/06/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

21 JOHNSON STREET, OXLEY, VIC 3678

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$195,000

### Median sale price

Median price

\$190,000

House

Unit

Suburb

OXLEY

Period

01 April 2016 to 31 March 2017

Source

pricfinder

### 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
KING ST, OXLEY, VIC 3678	*\$179,000	02/02/2017
KING ST, OXLEY, VIC 3678	*\$179,000	07/03/2017
WOODWARRAH AVE, MILAWA, VIC 3678	\$182,000	22/03/2016