

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

3 Young Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,180,000

&

\$1,298,000

Median sale price

Median price \$1,250,000

House

X

Unit

Suburb Oakleigh

Period - From 01/04/2017

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	9 Young St OAKLEIGH 3166	\$1,495,000	09/09/2017
2	8 William St OAKLEIGH 3166	\$1,360,000	26/08/2017
3	8 Abbeygate St OAKLEIGH 3166	\$1,295,000	16/09/2017

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  0

Rooms:
Property Type: House (Res)
Land Size: 544.586 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,298,000
Median House Price
June quarter 2017: \$1,250,000

Comparable Properties



9 Young St OAKLEIGH 3166 (REI)

Agent Comments

 4  2  1

Price: \$1,495,000
Method: Sold Before Auction
Date: 09/09/2017
Rooms: 6
Property Type: House (Res)



8 William St OAKLEIGH 3166 (REI)

Agent Comments

 3  2  2

Price: \$1,360,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 538 sqm approx

8 Abbeygate St OAKLEIGH 3166 (REI)

Agent Comments

 3  1  2

Price: \$1,295,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 567 sqm approx