

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	2/7 Oberon Avenue, Oakleigh East Vic 3166
Including suburb and	-
postcode	

Indicative selling price

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

Range between	\$870,000	&	\$957,000

Median sale price

Median price	\$850,500	Hou	ISE	Unit	Х	Suburb	Oakleigh East
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.

Add	dress of comparable property	Price	Date of sale
1	2/16 Alfred Gr OAKLEIGH EAST 3166	\$950,000	26/04/2017
2	16b Franklyn St OAKLEIGH EAST 3166	\$950,000	02/06/2017
3	1/1749 Dandenong Rd OAKLEIGH EAST 3166	\$901,200	17/01/2017

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.

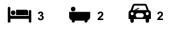




Account - Woodards | P: 9568 1188 | F: 9568 3036







Rooms:

Property Type: Townhouse Land Size: - sqm approx **Agent Comments**

Indicative Selling Price \$870,000 - \$957,000 **Median Unit Price** June quarter 2017: \$850,500

Comparable Properties



2/16 Alfred Gr OAKLEIGH EAST 3166 (REI/VG) Agent Comments

3

6 2

Price: \$950.000 Method: Private Sale Date: 26/04/2017

Rooms: 5

Property Type: Townhouse (Single) Land Size: 229 sqm approx



16b Franklyn St OAKLEIGH EAST 3166 (REI)

Price: \$950,000 Method: Private Sale Date: 02/06/2017

Rooms: 5

Property Type: Townhouse (Single) Land Size: 230 sqm approx

1/1749 Dandenong Rd OAKLEIGH EAST 3166

(REI)

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Price: \$901,200 Method: Private Sale Date: 17/01/2017

Rooms: -

Property Type: Townhouse (Res)

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Agent Comments

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