

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	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.~~



 3    2    2

**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**

 4    3    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)** **Agent Comments**

 4    3    2

**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)** **Agent Comments**

 4    2    2

**Price:** \$901,200  
**Method:** Private Sale  
**Date:** 17/01/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)