

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	610/19-21 Hanover Street, Oakleigh Vic 3166
Including suburb and	
postcode	

Indicative selling price

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

Single price \$550,000

Median sale price

Median price	\$619,500	Hou	se	Unit	Х	Suburb	Oakleigh
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

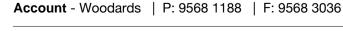
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	9/794 Warrigal Rd MALVERN EAST 3145	\$545,000	09/02/2017
2	1/794 Warrigal Rd MALVERN EAST 3145	\$540,000	30/12/2016
3	9/167 Atherton Rd OAKLEIGH 3166	\$535,000	17/04/2017

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.







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Rooms: 3

Property Type: Apartment Land Size: - sqm approx

Indicative Selling Price \$550,000 **Median Unit Price** June guarter 2017: \$619,500

Agent Comments

6th floor, 2 bedroom apartment located in the heart of Oakleigh with quality fixtures, 2 modern bathrooms, 2 balconies, security entrance, secure carspace on title & views to the CBD.

Comparable Properties



9/794 Warrigal Rd MALVERN EAST 3145 (REI/VG)







Price: \$545.000 Method: Private Sale

Date: 09/02/2017

Rooms: 4

Property Type: Apartment Land Size: 93 sqm approx

Agent Comments

Larger apartment, inferior position (main road), no views.











Price: \$540.000 Method: Private Sale Date: 30/12/2016 Rooms: 4

Property Type: Apartment Land Size: 85 sqm approx

Agent Comments

Larger apartment, inferior position (main road), no views.









Price: \$535,000 Method: Private Sale Date: 17/04/2017

Rooms: 3

Property Type: Unit

Land Size: 115 sqm approx

Agent Comments

Larger apartment, inferior position, only 1 bathroom, older.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.