

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

610/19-21 Hanover Street, Oakleigh Vic 3166

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

House

Unit

X

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	9/794 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.~~



 2
  2
  1

Rooms: 3

Property Type: Apartment

Land Size: - sqm approx

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.

Indicative Selling Price

\$550,000

Median Unit Price

June quarter 2017: \$619,500

Comparable Properties



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

 2
  2
  1

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.



1/794 Warrigal Rd MALVERN EAST 3145 (REI/VG)

 2
  2
  1

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.



9/167 Atherton Rd OAKLEIGH 3166 (REI)

 2
  1
  1

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.