

## 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 20 State Street, Oakleigh East Vic 3166

#### Indicative selling price

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

Single price \$1,120,000

#### Median sale price

Median price \$1,112,500 House  Unit  Suburb Oakleigh East

Period - From 01/07/2017 to 30/06/2018 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 | 59 Carmichael Rd OAKLEIGH EAST 3166 | \$1,180,000 | 24/02/2018   |
| 2 | 4 Keith St OAKLEIGH EAST 3166       | \$1,170,000 | 30/06/2018   |
| 3 | 38 Nonna St OAKLEIGH EAST 3166      | \$1,140,000 | 10/03/2018   |

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  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 750 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,120,000  
**Median House Price**  
 Year ending June 2018: \$1,112,500

## Comparable Properties



**59 Carmichael Rd OAKLEIGH EAST 3166 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 711 sqm approx



**4 Keith St OAKLEIGH EAST 3166 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 30/06/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 704 sqm approx



**38 Nonna St OAKLEIGH EAST 3166 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 10/03/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 733 sqm approx