

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 66 Ferntree Gully Road, Oakleigh East Vic 3166

Indicative selling price

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

Single price \$1,050,000

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	80 Patrick St OAKLEIGH EAST 3166	\$1,500,000	23/03/2018
2	64 Leumear St OAKLEIGH EAST 3166	\$1,305,000	17/03/2018
3	4 Gordon Av OAKLEIGH EAST 3166	\$1,105,000	12/04/2018

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.



 4  2  4

Rooms:
Property Type: House
Land Size: 824 sqm approx

Agent Comments

Sitting high & mighty on an elevated north orientated allotment is this substantial brick veneer family home suitable for the growing family or a fantastic opportunity to redevelop (STCA).

Indicative Selling Price

\$1,050,000

Median House Price

Year ending June 2018: \$1,112,500

Comparable Properties



80 Patrick St OAKLEIGH EAST 3166 (REI/VG) **Agent Comments**

 3  1  1

Price: \$1,500,000
Method: Auction Sale
Date: 23/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 1062 sqm approx



64 Leumear St OAKLEIGH EAST 3166 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,305,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 7
Property Type: House (Res)
Land Size: 794 sqm approx



4 Gordon Av OAKLEIGH EAST 3166 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,105,000
Method: Sold Before Auction
Date: 12/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 765 sqm approx