

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	2/26 Gordon Avenue, Oakleigh East Vic 3166
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$770,000
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Median sale price

Median price	\$847,500	Hou	se	Unit	х		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.

Ad	dress of comparable property	Price	Date of sale
1	4/20 Dover St OAKLEIGH EAST 3166	\$830,000	03/03/2018
2	3/13 Claudel St OAKLEIGH EAST 3166	\$800,000	10/02/2018
3	1/26 Lerina St OAKLEIGH EAST 3166	\$772,000	19/05/2018

OR

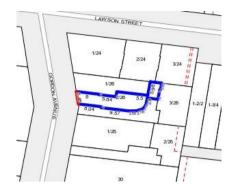
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms: 2 Property Type: Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Unit Price Year ending June 2018: \$847,500

Comparable Properties



4/20 Dover St OAKLEIGH EAST 3166 (REI/VG) Agent Comments

4 🗀 1 🛱 2

Price: \$830,000 Method: Auction Sale Date: 03/03/2018

Rooms: 6

Property Type: Townhouse (Res)

3/13 Claudel St OAKLEIGH EAST 3166 (VG)

3 📛 -

Price: \$800,000 Method: Sale Date: 10/02/2018 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

1/26 Lerina St OAKLEIGH EAST 3166 (REI/VG) Agent Comments

-2

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Price: \$772,000 Method: Private Sale Date: 19/05/2018

Rooms: 4

Property Type: Townhouse (Res) **Land Size:** 218 sqm approx

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Agent Comments