

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

27 Elizabeth Street, Oakleigh East Vic 3166

Indicative selling price

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

Single price \$875,000

Median sale price

Median price \$1,062,500

House

X

Unit

Suburb Oakleigh East

Period - From 01/01/2018

to 31/12/2018

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	3/78 Macrina St OAKLEIGH EAST 3166	\$900,000	10/09/2018
2	3/57 Macrina St OAKLEIGH EAST 3166	\$896,000	17/11/2018
3	1/57 Highland Av OAKLEIGH EAST 3166	\$870,000	15/12/2018

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.



Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$875,000
Median House Price
Year ending December 2018: \$1,062,500

Comparable Properties



3/78 Macrina St OAKLEIGH EAST 3166 (REI) **Agent Comments**



Price: \$900,000
Method: Private Sale
Date: 10/09/2018
Rooms: 5
Property Type: Townhouse (Single)



3/57 Macrina St OAKLEIGH EAST 3166 (REI) **Agent Comments**



Price: \$896,000
Method: Auction Sale
Date: 17/11/2018
Rooms: 5
Property Type: Townhouse (Res)



1/57 Highland Av OAKLEIGH EAST 3166 (REI) **Agent Comments**



Price: \$870,000
Method: Auction Sale
Date: 15/12/2018
Rooms: 4
Property Type: Townhouse (Res)