

# 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

1238 North Road, Oakleigh South Vic 3167

### Indicative selling price

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

Single price \$770,000

### Median sale price

Median price \$901,250

House

X

Unit

Suburb Oakleigh South

Period - From 01/07/2018

to 30/09/2018

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			
2			
3			

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.

1238 North Road, Oakleigh South Vic 3167



 2    1    3

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 631 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$770,000  
**Median House Price**  
September quarter 2018: \$901,250

TERMS:10% deposit, balance 30, 60 or 90 days WATER RATES: \$664.86 per annum approx. COUNCIL RATES: \$1591.85 per annum approx. CURRENT RENT: \$320.00 per week to a monthly tenant

## Comparable Properties

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.