

## 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)

Range between \$830,000 & \$880,000

#### Median sale price

Median price \$979,100 House X Unit Suburb Oakleigh South

Period - From 01/04/2018 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	11 Norma Av OAKLEIGH SOUTH 3167	\$903,000	08/09/2018
2	22 Harlington St CLAYTON 3168	\$900,000	11/08/2018
3	320 Warrigal Rd OAKLEIGH SOUTH 3167	\$859,000	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.

1238 North Road, Oakleigh South Vic 3167



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**Rooms:**  
**Property Type:**  
**Land Size:** 631 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$830,000 - \$880,000  
**Median House Price**  
June quarter 2018: \$979,100

## Comparable Properties



11 Norma Av OAKLEIGH SOUTH 3167 (REI)

**Agent Comments**

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**Price:** \$903,000  
**Method:** Auction Sale  
**Date:** 08/09/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 607 sqm approx



22 Harlington St CLAYTON 3168 (REI/VG)

**Agent Comments**

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**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 11/08/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx

320 Warrigal Rd OAKLEIGH SOUTH 3167 (REI/VG)

**Agent Comments**

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**Price:** \$859,000  
**Method:** Private Sale  
**Date:** 12/04/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 603 sqm approx