

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

9 Mercer Street, Oakleigh East Vic 3166

Indicative selling price

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

Single price \$1,195,000

Median sale price

Median price \$1,112,500

House

X

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	16 Raymond Ct OAKLEIGH 3166	\$1,278,000	23/06/2018
2	59 Carmichael Rd OAKLEIGH EAST 3166	\$1,180,000	24/02/2018
3	4 Keith St OAKLEIGH EAST 3166	\$1,170,000	30/06/2018

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  1  2

Rooms:**Property Type:** House (Res)**Land Size:** 645 sqm approx

Agent Comments

Indicative Selling Price

\$1,195,000

Median House Price

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

Comparable Properties

**16 Raymond Ct OAKLEIGH 3166 (REI)**

Agent Comments

 4  2  5

Price: \$1,278,000**Method:** Private Sale**Date:** 23/06/2018**Rooms:** 5**Property Type:** House**Land Size:** 697 sqm approx**59 Carmichael Rd OAKLEIGH EAST 3166 (REI/VG)**

Agent Comments

 3  1  2

Price: \$1,180,000**Method:** Auction Sale**Date:** 24/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 711 sqm approx**4 Keith St OAKLEIGH EAST 3166 (REI)**

Agent Comments

 4  2  1

Price: \$1,170,000**Method:** Auction Sale**Date:** 30/06/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 704 sqm approx