

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

2/53 Macrina Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$995,000

Property Type

House

Suburb

Oakleigh East

Period - From

01/10/2018

to

30/09/2019

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	25 Surrey Cr OAKLEIGH EAST 3166	\$942,200	21/09/2019
2	1/93 Stanley Av MOUNT WAVERLEY 3149	\$890,000	31/08/2019
3	1/36 Shafton St HUNTINGDALE 3166	\$875,000	15/06/2019

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.~~

This Statement of Information was prepared on:

01/11/2019 16:59



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending September 2019: \$995,000

Comparable Properties



25 Surrey Cr OAKLEIGH EAST 3166 (REI)

Agent Comments

 3  1  1

Price: \$942,200

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 396 sqm approx



1/93 Stanley Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  1  2

Price: \$890,000

Method: Auction Sale

Date: 31/08/2019

Property Type: Townhouse (Res)

Land Size: 392 sqm approx



1/36 Shafton St HUNTINGDALE 3166 (REI/VG)

Agent Comments

 4  3  1

Price: \$875,000

Method: Private Sale

Date: 15/06/2019

Property Type: House

Land Size: 437 sqm approx