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

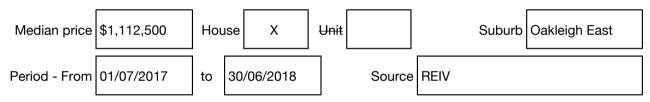
66 Ferntree Gully Road, Oakleigh East Vic 3166

Indicative selling price

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

Single price \$1,030,000

Median sale price



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	80 Patrick St OAKLEIGH EAST 3166	\$1,500,000	23/03/2018
2	64 Leumear St OAKLEIGH EAST 3166	\$1,305,000	17/03/2018
3	4 Gordon Av OAKLEIGH EAST 3166	\$1,105,000	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.

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House Land Size: 824 sqm approx Agent Comments Indicative Selling Price \$1,030,000 Median House Price Year ending June 2018: \$1,112,500

Comparable Properties



80 Patrick St OAKLEIGH EAST 3166 (REI/VG) Agent Comments Price: \$1,500,000

Method: Auction Sale Date: 23/03/2018 Rooms: -Property Type: House (Res) Land Size: 1062 sqm approx



64 Leumear St OAKLEIGH EAST 3166 (REI/VG) Agent Comments



Price: \$1,305,000 Method: Auction Sale Date: 17/03/2018 Rooms: 7 Property Type: House (Res) Land Size: 794 sqm approx



4 Gordon Av OAKLEIGH EAST 3166 (REI/VG) Agent Comments



Price: \$1,105,000 Method: Sold Before Auction Date: 12/04/2018 Rooms: -Property Type: House (Res) Land Size: 765 sqm approx

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