



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Unit offered for sale  
**1-3/26 Oakes Avenue,  
CLAYTON SOUTH 3169**

Unit



5 beds



4 baths



2 parking

### Indicative selling price

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

Unit 1	Single price <b>\$930,000</b>
Unit 2	Single price <b>\$860,000</b>
Unit 5	Single price <b>\$820,000</b>

### Suburb unit median sale price

**Not provided**

### Comparable property sales

These are the three units 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 the most comparable to the property for sale.

#### Unit 1

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

#### Unit 2

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

#### Unit 5

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 3rd Oct 2019

### Ray White Clayton

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### Contact agents



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## Additional Information

As per Realestate.com.au, there is no median price recorded for 5-bed room unit/whouse in this area.

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

