

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

1/8 Stewart Road, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$910,000 Property Type Unit Suburb Oakleigh East

Period - From 13/11/2022 to 12/11/2023 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	2/35 Kingsley Gr MOUNT WAVERLEY 3149	\$860,000	29/07/2023
2	1/46 Evelyn St CLAYTON 3168	\$860,000	03/09/2023
3	3/42 Evelyn St CLAYTON 3168	\$800,888	18/07/2023

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:

13/11/2023 13:42



Property Type: Strata Unit/Flat

Land Size: 337 sqm approx

Agent Comments

Comparable Properties



2/35 Kingsley Gr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Unit

Land Size: 232 sqm approx



1/46 Evelyn St CLAYTON 3168 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 03/09/2023

Property Type: Unit

Land Size: 290 sqm approx



3/42 Evelyn St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$800,888

Method: Private Sale

Date: 18/07/2023

Property Type: Townhouse (Single)