### 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	1/8 Stewart Road, Oakleigh East Vic 3166
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$910,000	Pro	perty 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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

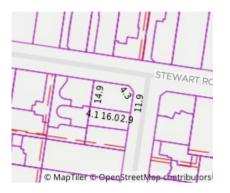
This Statement of Information was prepared on:	13/11/2023 13:42





Ras van der Merwe 8849 8088 0457 316 306 rasvandermerwe@jelliscraig.com.au

> **Indicative Selling Price** \$780,000 - \$850,000 **Median Unit Price** 13/11/2022 - 12/11/2023: \$910,000



# Property Type: Strata Unit/Flat Land Size: 337 sqm approx

**Agent Comments** 

# Comparable Properties



2/35 Kingsley Gr MOUNT WAVERLEY 3149

(REI/VG)

**-**3

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)

**!==** 3

Price: \$860.000 Method: Private Sale Date: 03/09/2023 Property Type: Unit Land Size: 290 sqm approx Agent Comments

**Agent Comments** 



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

Price: \$800,888 Method: Private Sale Date: 18/07/2023

Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



