## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 3/114-118 Ferntree Gully Road, Oakleigh East Vic 3166

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$550,000		&		\$595,000				
Median sale p	rice								
Median price	\$700,000	Pro	operty Type	Unit			Suburb	Oakleigh East	
Period - From	14/11/2022	to	13/11/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	2/7 Mercer St OAKLEIGH EAST 3166	\$583,000	13/09/2023
2			
3			

OR

**B**<sup>\*</sup> 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:

14/11/2023 13:59



woodards





Property Type: Unit Agent Comments Indicative Selling Price \$550,000 - \$595,000 Median Unit Price 14/11/2022 - 13/11/2023: \$700,000

# **Comparable Properties**



2/7 Mercer St OAKLEIGH EAST 3166 (REI)



Price: \$583,000 Method: Private Sale Date: 13/09/2023 Property Type: Unit Agent Comments

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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