

# 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

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](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$595,000

### Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Oakleigh East

Period - From

14/11/2022

to

13/11/2023

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	2/7 Mercer St OAKLEIGH EAST 3166	\$583,000	13/09/2023
2			
3			

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:

14/11/2023 13:59



 2  1  1

Property Type: Unit

Agent Comments

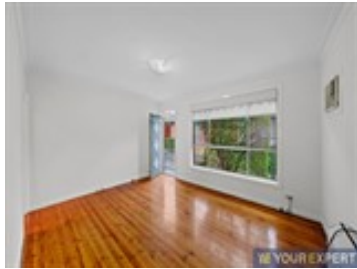
Indicative Selling Price

\$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)

Agent Comments

 2  1  1

Price: \$583,000

Method: Private Sale

Date: 13/09/2023

Property Type: Unit

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