

# 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 4 Abercrombie Street, Oakleigh South Vic 3167

### Indicative selling price

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

Range between \$890,000 & \$950,000

### Median sale price

Median price \$1,005,000 Property Type House Suburb Oakleigh South

Period - From 01/04/2020 to 31/03/2021 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 | 6 Victor Rd BENTLEIGH EAST 3165 | \$880,000 | 04/06/2021   |
| 2 | 9 Crawford Rd CLARINDA 3169     | \$930,000 | 26/05/2021   |
| 3 | 24 Dalbeattie Dr CLARINDA 3169  | \$900,000 | 27/02/2021   |

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: 20/06/2021 10:55



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 534 sqm approx

[Agent Comments](#)

## Comparable Properties



**6 Victor Rd BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)



**Price:** \$880,000

**Method:** Sold Before Auction

**Date:** 04/06/2021

**Property Type:** House

**Land Size:** 447 sqm approx



**9 Crawford Rd CLARINDA 3169 (REI)**

[Agent Comments](#)



**Price:** \$930,000

**Method:** Sold Before Auction

**Date:** 26/05/2021

**Property Type:** House (Res)

**Land Size:** 547 sqm approx

**24 Dalbeattie Dr CLARINDA 3169 (VG)**

[Agent Comments](#)



**Price:** \$900,000

**Method:** Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 532 sqm approx