

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

42 Lawson Street, Oakleigh East Vic 3166

Indicative selling price

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

Single price \$1,300,000

Median sale price

Median price \$1,173,000

Property Type House

Suburb Oakleigh East

Period - From 01/07/2021

to 30/09/2021

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 | 5 Stewart Rd OAKLEIGH EAST 3166 | \$1,406,000 | 06/11/2021 |
| 2 | 46 Highland Av OAKLEIGH EAST 3166 | \$1,380,000 | 24/07/2021 |
| 3 | 61 Garnett St HUNTINGDALE 3166 | \$1,310,500 | 02/10/2021 |

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:

11/11/2021 19:06



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Property Type: House
Land Size: 531 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000
Median House Price
 September quarter 2021: \$1,173,000

Comparable Properties



5 Stewart Rd OAKLEIGH EAST 3166 (REI)

Agent Comments

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Price: \$1,406,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)



46 Highland Av OAKLEIGH EAST 3166 (REI)

Agent Comments

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Price: \$1,380,000
Method: Sold Before Auction
Date: 24/07/2021
Property Type: House (Res)



61 Garnett St HUNTINGDALE 3166 (REI)

Agent Comments

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Price: \$1,310,500
Method: Auction Sale
Date: 02/10/2021
Property Type: House
Land Size: 657 sqm approx