

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

2/127 Huntingdale Road Oakleigh VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,130,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,227,500

Property type

Other

Suburb

Oakleigh

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

2/5 Melissa Street Mount Waverley VIC 3149	\$1,108,000	07-Jan-21
1/35 Briggs Street Mount Waverley VIC 3149	\$1,135,000	31-Oct-20
2/23 Sage Street Oakleigh East VIC 3166	\$1,185,000	05-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 27 March 2021



**2/5 Melissa Street Mount Waverley
VIC 3149**

 3  2  2

Sold Price ^{RS} **\$1,108,000** ^{UN} Sold Date **07-Jan-21**

Distance **0.48km**



**1/35 Briggs Street Mount Waverley
VIC 3149**

 3  2  2

Sold Price **\$1,135,000** Sold Date **31-Oct-20**

Distance **0.61km**



**2/23 Sage Street Oakleigh East VIC
3166**

 3  -  -

Sold Price **\$1,185,000** Sold Date **05-Dec-20**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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