

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

2/20 Grandview Grove 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

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,351,000

Property type

Other

Suburb

Oakleigh

Period-from

01 Sep 2020

to

31 Aug 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

1/127 Huntingdale Road Oakleigh VIC 3166	\$1,310,000	01-Jul-21
17 Gillon Court Oakleigh VIC 3166	\$1,285,000	26-Jun-21
2/4 York Avenue Oakleigh VIC 3166	\$1,400,000	26-Jun-21

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: 25 September 2021



1/127 Huntingdale Road Oakleigh VIC 3166

 4  3  2

Sold Price ^{RS} **\$1,310,000** ^{UN} Sold Date **01-Jul-21**

Distance **0.13km**



17 Gillon Court Oakleigh VIC 3166

 3  2  2

Sold Price ^{RS} **\$1,285,000** Sold Date **26-Jun-21**

Distance **0.28km**



2/4 York Avenue Oakleigh VIC 3166

 4  3  2

Sold Price **\$1,400,000** Sold Date **26-Jun-21**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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