

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

2/233 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/1314 North Road Oakleigh South VIC 3167	\$785,000	05-Oct-21
2/1769 Dandenong Road Oakleigh East VIC 3166	\$695,000	07-Jul-21
1/35 Garnett Street Huntingdale VIC 3166	\$674,000	31-Jul-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: 03 February 2022



2/1314 North Road Oakleigh South VIC 3167

Sold Price

\$785,000

Sold Date

05-Oct-21



3



1



2

Distance

0.7km



2/1769 Dandenong Road Oakleigh East VIC 3166

Sold Price

\$695,000

Sold Date

07-Jul-21



3



1



2

Distance

0.6km



1/35 Garnett Street Huntingdale VIC 3166

Sold Price

\$674,000

Sold Date

31-Jul-21



2



1



1

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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