

## 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

1 Andrew Street Oakleigh VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$1,320,000

&

\$1,380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,227,500

Property type

House

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 24 Connell Road Oakleigh VIC 3166   | \$1,398,000 | 21-Nov-20 |
| 5 McIntosh Street Oakleigh VIC 3166 | \$1,360,000 | 05-Dec-20 |
| 35 William Street Oakleigh VIC 3166 | \$1,320,000 | 20-Nov-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: 16 March 2021



**24 Connell Road Oakleigh VIC 3166** Sold Price <sup>RS</sup> **\$1,398,000** Sold Date **21-Nov-20**

 3  1  2

Distance **0.51km**



**5 McIntosh Street Oakleigh VIC 3166** Sold Price **\$1,360,000** Sold Date **05-Dec-20**

 3  1  -

Distance **0.62km**



**35 William Street Oakleigh VIC 3166** Sold Price **\$1,320,000** Sold Date **20-Nov-20**

 3  2  2

Distance **0.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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