

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

3/24 Grant Street 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Mar 2019

to

29 Feb 2020

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

3/17 Birdwood Street Bentleigh East VIC 3165	\$705,000	29-Feb-20
4/1596 Dandenong Road Huntingdale VIC 3166	\$670,000	07-Jan-20
43 Clyde Street Oakleigh VIC 3166	\$650,000	22-Dec-19

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: 04 March 2020


3/17 Birdwood Street Bentleigh East VIC 3165

 2
  1
  2

Sold Price

^{RS}
\$705,000

Sold Date

29-Feb-20

Distance

1.79km

4/1596 Dandenong Road Huntingdale VIC 3166

 2
  1
  2

Sold Price

^{RS}
\$670,000

Sold Date

07-Jan-20

Distance

1.12km

43 Clyde Street Oakleigh VIC 3166

 2
  2
  1

Sold Price

^{RS}
\$650,000

Sold Date

22-Dec-19

Distance

0.3km
RS = Recent sale

UN = Undisclosed Sale

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