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

1/1145 NORTH 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 betweer	51 100 000	&	\$1,200,000					
Median sale price										
(*Delete house or unit as applicable)										
Median Price	\$525,000	Property type	Unit	Suburb	Oakleigh					

Median Price	\$525,000	Property type	Unit	Suburb	Oakleigh
Period-from	01 Apr 2023	to 31 Mar	2024 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
110C HAUGHTON ROAD OAKLEIGH VIC 3166	\$1,105,000	24-Feb-24
1/9 REID STREET OAKLEIGH SOUTH VIC 3167	\$1,150,000	22-Dec-23
56 DARLING STREET HUGHESDALE VIC 3166	\$1,210,000	04-Nov-23

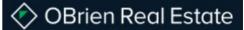
OR

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: 30 April 2024



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-	VIC 316	56		OAKLEIGH	Sold Price	R	^s \$1,105,000	Sold Date	24-Feb-24
reLogic	昌 4	3	G 1					Distance	0.91km



 1/9 REID STREET OAKLEIGH SOUTH VIC 3167
 Sold Price
 Rs \$1,150,000
 Sold Date
 22-Dec-23

 □
 3
 → 3
 → 1
 Distance
 0.2km



56 DARLING STREET HUGHESDALE Sold Price			\$1,210,000	Sold Date	04-Nov-23		
□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□	3 🚔	_ධ 2				Distance	0.91km

RS = Recent sale UN = Undisclosed Sale

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