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

1/1526 Dandenong Road, Oakleigh Vic 3166

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,880,000			
Median sale p	rice							
Median price	\$1,305,000	Pro	Property Type Hous		se		Suburb	Oakleigh
Period - From	01/04/2023	to	30/06/2023		So	ource	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	16 Wilson St OAKLEIGH 3166	\$2,265,000	22/04/2023
2	22 Heath Av OAKLEIGH 3166	\$1,910,000	18/07/2023
3	42 Canterbury St HUGHESDALE 3166	\$1,845,000	24/03/2023

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 six months.

This Statement of Information was prepared on:

27/09/2023 12:58



1/1526 Dandenong Road, Oakleigh Vic 3166







Property Type: House Land Size: 424 sqm approx Agent Comments Kelly Sun 03 9874 3355 0430 366 721 ksun@barryplant.com.au

Indicative Selling Price \$1,800,000 - \$1,880,000 Median House Price June quarter 2023: \$1,305,000

Comparable Properties



16 Wilson St OAKLEIGH 3166 (REI/VG)



Price: \$2,265,000 Method: Auction Sale Date: 22/04/2023 Property Type: House (Res) Land Size: 550 sqm approx

Agent Comments

Agent Comments



22 Heath Av OAKLEIGH 3166 (REI)



Price: \$1,910,000 Method: Private Sale Date: 18/07/2023 Property Type: House



42 Canterbury St HUGHESDALE 3166 (REI/VG) Agent Comments



Price: \$1,845,000 Method: Private Sale Date: 24/03/2023 Property Type: House Land Size: 541 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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