

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 consumer.vic.gov.au/underquoting

Range between \$1,800,000 & \$1,880,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Oakleigh

Period - From 01/04/2023 to 30/06/2023 Source 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.

	Address 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:

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 4  2  4

Property Type: House
Land Size: 424 sqm approx
Agent Comments

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)

Agent Comments

 5  4  2

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



22 Heath Av OAKLEIGH 3166 (REI)

Agent Comments

 4  2  2

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



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

 4  2  2

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