

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

1/17 Norfolk Avenue, Oakleigh Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$960,000 & \$1,050,000

Median sale price

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

Period - From 01/07/2022 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	2/111 Burlington St OAKLEIGH 3166	\$1,111,000	16/03/2023
2	1/20 Grandview Gr OAKLEIGH 3166	\$1,080,000	11/02/2023
3	1/19 John St OAKLEIGH 3166	\$1,025,000	27/05/2023

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:

09/08/2023 10:18



 3  1  2

Property Type: House
Land Size: 288 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
Year ending June 2023: \$1,305,000

Comparable Properties



2/111 Burlington St OAKLEIGH 3166 (REI/VG) **Agent Comments**

 2  3  2

Price: \$1,111,000
Method: Sold Before Auction
Date: 16/03/2023
Property Type: Townhouse (Res)



1/20 Grandview Gr OAKLEIGH 3166 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,080,000
Method: Auction Sale
Date: 11/02/2023
Property Type: House (Res)



1/19 John St OAKLEIGH 3166 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,025,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 251 sqm approx

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