

# 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 Vernal Road, Oakleigh South Vic 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,232,750 Property Type House Suburb Oakleigh South

Period - From 01/10/2023 to 31/12/2023 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	19 Ludwell Cr BENTLEIGH EAST 3165	\$1,500,000	23/12/2023
2	1 Delos St OAKLEIGH SOUTH 3167	\$1,466,000	16/12/2023
3	9 Ripley St OAKLEIGH SOUTH 3167	\$1,440,000	24/02/2024

**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:

27/02/2024 16:56

1 Vernal Road, Oakleigh South Vic 3167

**Jellis  
Craig**

Trent Collie

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**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

December quarter 2023: \$1,232,750



 3    2    4

**Property Type:** House

Agent Comments

## Comparable Properties



**19 Ludwell Cr BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4    2    4

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 23/12/2023

**Property Type:** House

**Land Size:** 585 sqm approx



**1 Delos St OAKLEIGH SOUTH 3167 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,466,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 605 sqm approx



**9 Ripley St OAKLEIGH SOUTH 3167 (REI)**

Agent Comments

 5    2    4

**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 535 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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