

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

110c Houghton Road, Oakleigh Vic 3166

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Oakleigh

Period - From 01/01/2023 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 | 2/14 Alice St CLAYTON 3168 | \$1,136,000 | 12/11/2023 |
| 2 | 2/9 Keith St OAKLEIGH EAST 3166 | \$1,101,000 | 07/12/2023 |
| 3 | | | |

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: 23/01/2024 16:17



Rooms: 5

Property Type: Townhouse
(Single)

Land Size: 223 sqm approx

Agent Comments



Comparable Properties



2/14 Alice St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,136,000

Method: Auction Sale

Date: 12/11/2023

Property Type: Townhouse (Res)



2/9 Keith St OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$1,101,000

Method: Sold Before Auction

Date: 07/12/2023

Property Type: Townhouse (Single)

Land Size: 185 sqm approx

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.