

## 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

1253 NORTH ROAD OAKLEIGH VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Oakleigh

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

31 GADD STREET OAKLEIGH VIC 3166	\$1,170,000	05-Oct-23
1201 NORTH ROAD OAKLEIGH VIC 3166	\$955,000	22-Jul-23
350 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167	\$1,025,000	05-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 23 October 2023


**31 GADD STREET OAKLEIGH VIC 3166**

Sold Price

<sup>RS</sup> **\$1,170,000**

 Sold Date **05-Oct-23**
 2  1  1

 Distance **0.31km**

**1201 NORTH ROAD OAKLEIGH VIC 3166**

Sold Price

<sup>RS</sup> **\$955,000** <sup>UN</sup>

 Sold Date **22-Jul-23**
 3  1  1

 Distance **0.5km**

**350 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167**

Sold Price

**\$1,025,000**

 Sold Date **05-Aug-23**
 3  1  2

 Distance **0.52km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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