

# 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

13 Connell 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)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,343,500

Property Type House

Suburb Oakleigh

Period - From 01/10/2022

to 30/09/2023

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	35 Bishop St OAKLEIGH 3166	\$1,205,000	11/11/2023
2	31 Gadd St OAKLEIGH 3166	\$1,170,000	07/10/2023
3	117 Atherton Rd OAKLEIGH 3166	\$1,050,000	28/10/2023

**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:

17/11/2023 12:29



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 697 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

Year ending September 2023: \$1,343,500

## Comparable Properties



**35 Bishop St OAKLEIGH 3166 (REI)**

Agent Comments



**Price:** \$1,205,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)



**31 Gadd St OAKLEIGH 3166 (REI)**

Agent Comments



**Price:** \$1,170,000

**Method:** Sold Before Auction

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 536 sqm approx



**117 Atherton Rd OAKLEIGH 3166 (REI)**

Agent Comments



**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 288 sqm approx

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036