

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

16 Schoolhall Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,385,000 Property Type House Suburb Oakleigh

Period - From 01/04/2023 to 31/03/2024 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	7 Mcintosh St OAKLEIGH 3166	\$1,385,000	02/12/2023
2	13 Connell Rd OAKLEIGH 3166	\$1,377,000	16/12/2023
3	23 Acacia Av OAKLEIGH SOUTH 3167	\$1,345,500	06/04/2024

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: 30/04/2024 16:37



Property Type: House

Land Size: 599 sqm approx

Agent Comments

Comparable Properties



7 McIntosh St OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$1,385,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 736 sqm approx



13 Connell Rd OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$1,377,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 696 sqm approx



23 Acacia Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$1,345,500

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)

Land Size: 650 sqm approx