

# 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

17 Westminster Street, 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,378,500 Property Type House Suburb Oakleigh

Period - From 03/04/2023 to 02/04/2024 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	13 Connell Rd OAKLEIGH 3166	\$1,377,000	16/12/2023
2	28 Davey Av OAKLEIGH 3166	\$1,320,000	14/12/2023
3	19 Abbeygate St OAKLEIGH 3166	\$1,290,000	16/03/2024

**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:

03/04/2024 15:18



**Property Type:** House  
**Land Size:** 462 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,250,000 - \$1,350,000  
**Median House Price**  
 03/04/2023 - 02/04/2024: \$1,378,500

## Comparable Properties



**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



**28 Davey Av OAKLEIGH 3166 (REI)**

Agent Comments



**Price:** \$1,320,000  
**Method:** Auction Sale  
**Date:** 14/12/2023  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx



**19 Abbeygate St OAKLEIGH 3166 (REI)**

Agent Comments



**Price:** \$1,290,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)

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