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								
Range betwee	en \$1,250,000		&		\$1,350,000			
Median sale price								
Median price	\$1,378,500	Pro	Property Type		House		Suburb	Oakleigh
Period - From	03/04/2023	to	02/04/2024		So	urce	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.

Add	dress 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



17 Westminster Street, Oakleigh Vic 3166

woodards





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) 1 2 Price: \$1,377,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 696 sqm approx	Agent Comments
28 Davey Av OAKLEIGH 3166 (REI) 3 1 1 1 1 Price: \$1,320,000 Method: Auction Sale Date: 14/12/2023 Property Type: House (Res) Land Size: 586 sqm approx	Agent Comments
19 Abbeygate St OAKLEIGH 3166 (REI) 2 1 2 2 Price: \$1,290,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res)	Agent Comments

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





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