

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

19 Young Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,250,000

&

\$1,355,000

Median sale price

Median price \$1,393,000

Property Type House

Suburb Oakleigh

Period - From 01/04/2022

to 31/03/2023

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	14 Mora Av OAKLEIGH 3166	\$1,400,000	17/05/2023
2	13 Lincoln Av OAKLEIGH 3166	\$1,305,000	03/06/2023
3			

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:

13/07/2023 10:29



 3  1  2

Rooms: 7

Property Type: House (Res)

Land Size: 566 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,355,000

Median House Price

Year ending March 2023: \$1,393,000

Comparable Properties



14 Mora Av OAKLEIGH 3166 (REI)

Agent Comments

 3  1  1

Price: \$1,400,000

Method: Sold Before Auction

Date: 17/05/2023

Property Type: House (Res)

Land Size: 475 sqm approx



13 Lincoln Av OAKLEIGH 3166 (REI)

Agent Comments

 3  2  1

Price: \$1,305,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House

Land Size: 650 sqm approx

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.

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