

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 2/34 Golf Links Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	2/2 Stamford Rd OAKLEIGH 3166	\$1,180,000	10/02/2024
2	3/25 Cameron Av OAKLEIGH SOUTH 3167	\$1,112,000	16/03/2024
3	110c Haughton Rd OAKLEIGH 3166	\$1,105,000	24/02/2024

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: 29/04/2024 11:16



4 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 220 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending March 2024: \$1,385,000

Comparable Properties



2/2 Stamford Rd OAKLEIGH 3166 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,180,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)



3/25 Cameron Av OAKLEIGH SOUTH 3167 (REI)

[Agent Comments](#)

4 3 3

Price: \$1,112,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Townhouse (Res)



110c Haughton Rd OAKLEIGH 3166 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,105,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Townhouse (Res)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372