

## 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

2/348 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

3/348 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167	\$820,000	19-Dec-23
1/41 COLIN ROAD OAKLEIGH SOUTH VIC 3167	\$799,000	09-Oct-23
1/52 CLARINDA ROAD CLARINDA VIC 3169	\$884,000	16-Mar-24

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 6 months.

This Statement of Information was prepared on: 05 April 2024


**3/348 HUNTINGDALE ROAD  
OAKLEIGH SOUTH VIC 3167**
 3  1  1

 Sold Price **\$820,000** Sold Date **19-Dec-23**

 Distance **0.01km**

**1/41 COLIN ROAD OAKLEIGH  
SOUTH VIC 3167**
 2  1  1

 Sold Price **\$799,000** Sold Date **09-Oct-23**

 Distance **0.81km**

**1/52 CLARINDA ROAD CLARINDA  
VIC 3169**
 3  2  1

 Sold Price <sup>RS</sup> **\$884,000** Sold Date **16-Mar-24**

 Distance **1.89km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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