

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

2/37 Stewart Road, Oakleigh East Vic 3166

Indicative selling price

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

Range between

\$800,000

 &

\$880,000

Median sale price

Median price

\$955,000

 Property Type

Unit

 Suburb

Oakleigh East

Period - From

07/03/2023

 to

06/03/2024

 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	2/10 Tullius Av OAKLEIGH EAST 3166	\$915,000	28/10/2023
2	1/16 Black St OAKLEIGH EAST 3166	\$870,000	16/12/2023
3	1/8 Stewart Rd OAKLEIGH EAST 3166	\$842,500	11/12/2023

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:

07/03/2024 11:49



 3  1  2

Property Type: Unit
Land Size: 268 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000

Median Unit Price
07/03/2023 - 06/03/2024: \$955,000

Comparable Properties



2/10 Tullius Av OAKLEIGH EAST 3166 (REI)

Agent Comments

 2  2  2

Price: \$915,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Townhouse (Res)



1/16 Black St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

 3  1  2

Price: \$870,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Unit
Land Size: 339 sqm approx



1/8 Stewart Rd OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

 3  1  1

Price: \$842,500
Method: Private Sale
Date: 11/12/2023
Property Type: Unit
Land Size: 338 sqm approx

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