

# 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 23 Acacia Avenue, 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)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,232,750 Property Type House Suburb Oakleigh South

Period - From 01/10/2023 to 31/12/2023 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	8 Dalgan St OAKLEIGH SOUTH 3167	\$1,275,500	28/10/2023
2	31 Joyce Av OAKLEIGH SOUTH 3167	\$1,240,000	10/11/2023
3	17 Tular Av OAKLEIGH SOUTH 3167	\$1,232,500	04/11/2023

**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: 12/03/2024 10:38



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**Property Type:** House

**Land:** 650sqm approx.

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

December quarter 2023: \$1,232,750

## Comparable Properties



**8 Dalgan St OAKLEIGH SOUTH 3167 (REI/VG)** [Agent Comments](#)

 2  1  2

**Price:** \$1,275,500

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 603 sqm approx



**31 Joyce Av OAKLEIGH SOUTH 3167 (VG)** [Agent Comments](#)

 5  -  -

**Price:** \$1,240,000

**Method:** Sale

**Date:** 10/11/2023

**Property Type:** House (Res)

**Land Size:** 613 sqm approx



**17 Tular Av OAKLEIGH SOUTH 3167 (REI/VG)** [Agent Comments](#)

 4  3  3

**Price:** \$1,232,500

**Method:** Auction Sale

**Date:** 04/11/2023

**Property Type:** House (Res)

**Land Size:** 631 sqm approx

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