

## 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 DOWNING STREET OAKLEIGH VIC 3166

### 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

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,336,500

Property type

House

Suburb

Oakleigh

Period-from

01 Jan 2023

to

31 Dec 2023

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

20 WESTMINSTER STREET OAKLEIGH VIC 3166	\$1,455,000	19-Sep-23
18 WILLIAM STREET OAKLEIGH VIC 3166	\$1,500,000	20-Dec-23
19 YOUNG STREET OAKLEIGH VIC 3166	\$1,430,000	05-Aug-23

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: 23 January 2024



**20 WESTMINSTER STREET  
OAKLEIGH VIC 3166**

3 1 2

Sold Price **\$1,455,000** Sold Date **19-Sep-23**

Distance **0.22km**



**18 WILLIAM STREET OAKLEIGH VIC  
3166**

3 1 2

Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **20-Dec-23**

Distance **0.89km**



**19 YOUNG STREET OAKLEIGH VIC  
3166**

3 1 2

Sold Price **\$1,430,000** Sold Date **05-Aug-23**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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