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

24 Abercrombie Street, Oakleigh South Vic 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,050,000		&		\$1,150,000					
Median sale p	rice									
Median price	\$1,131,000	Pro	operty Type	Hou	se		Suburb	Oakleigh South		
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	17 Tular Av OAKLEIGH SOUTH 3167	\$1,232,500	04/11/2023
2	33 Axford Cr OAKLEIGH SOUTH 3167	\$1,187,500	09/09/2023
3	69 Sherbrooke Av OAKLEIGH SOUTH 3167	\$1,131,000	16/09/2023

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:

21/11/2023 15:03

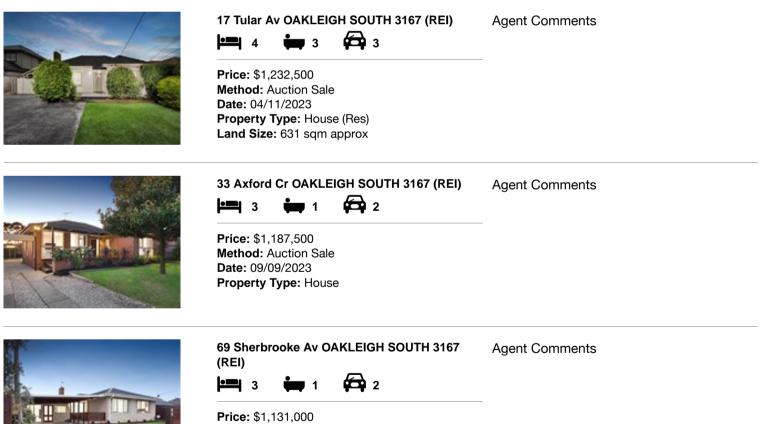






Property Type: House **Land Size:** 534 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price September quarter 2023: \$1,131,000

Comparable Properties



Price: \$1,131,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 535 sqm approx

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



propertydata

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