

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
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Indicative selling price

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

Range between

\$1,050,000

 &

\$1,150,000

Median sale price

Median price

\$1,131,000

 Property Type

House

 Suburb

Oakleigh South

Period - From

01/07/2023

 to

30/09/2023

 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	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



 3  1  3

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



17 Tular Av OAKLEIGH SOUTH 3167 (REI)

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



33 Axford Cr OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 3  1  2

Price: \$1,187,500
Method: Auction Sale
Date: 09/09/2023
Property Type: House



69 Sherbrooke Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 3  1  2

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

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