

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 Cheel Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,215,000 Property Type House Suburb Oakleigh East

Period - From 01/04/2023 to 31/03/2024 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	15 Oakleigh St OAKLEIGH EAST 3166	\$1,400,000	15/06/2024
2	20 Hiscock St CHADSTONE 3148	\$1,388,800	14/06/2024
3	2 Como Ct MOUNT WAVERLEY 3149	\$1,310,000	26/02/2024

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:

18/06/2024 10:57



 2  1 

Property Type: House
Land Size: 850 (approx) sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending March 2024: \$1,215,000

Comparable Properties



15 Oakleigh St OAKLEIGH EAST 3166 (REI)

Agent Comments

 4  1  2

Price: \$1,400,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 917 sqm approx



20 Hiscock St CHADSTONE 3148 (REI)

Agent Comments

 3  1  2

Price: \$1,388,800
Method: Private Sale
Date: 14/06/2024
Property Type: House
Land Size: 863 sqm approx



2 Como Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,310,000
Method: Sold Before Auction
Date: 26/02/2024
Property Type: House (Res)
Land Size: 868 sqm approx

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