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

25 Salem Avenue, Oakleigh South Vic 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,100,000		&		\$1,200,000				
Median sale p	rice								
Median price	\$1,232,750	Pro	operty Type	Hou	se		Suburb	Oakleigh South	
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress 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:

06/02/2024 15:39





Trent Collie





Property Type: House **Land Size:** 594 sqm approx Agent Comments 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2023: \$1,232,750

Comparable Properties



8 Dalgan St OAKLEIGH SOUTH 3167 (REI/VG) Agent Comments



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



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



Price: \$1,232,500 Method: Auction Sale Date: 04/11/2023 Property Type: House (Res) Land Size: 631 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



propertydata

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