# 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

3/24 Grant Street, Oakleigh Vic 3166

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$680,000		&		\$720,000			
Median sale p	rice							
Median price	\$1,476,000	Pro	operty Type	erty Type House		;e		Oakleigh
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	5/24 Grant St OAKLEIGH 3166	\$815,000	05/12/2023
2	3/26 Grant St OAKLEIGH 3166	\$720,000	03/02/2024
3	3/9 Carrum St MALVERN EAST 3145	\$715,000	16/12/2023

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:

24/04/2024 11:22









Rooms: 3 Property Type: Unit Agent Comments

**Indicative Selling Price** \$680,000 - \$720,000 Median House Price March quarter 2024: \$1,476,000

# **Comparable Properties**



5/24 Grant St OAKLEIGH 3166 (REI/VG)





Price: \$815,000 Method: Sold Before Auction Date: 05/12/2023 Property Type: Unit

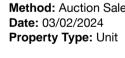
3/26 Grant St OAKLEIGH 3166 (REI)

1

Agent Comments



Price: \$720,000 Method: Auction Sale Agent Comments



2

3/9 Carrum St MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$715.000 Method: Private Sale Date: 16/12/2023 Property Type: Unit

## Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



propertydata

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