

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 consumer.vic.gov.au/underquoting

Range between \$680,000 & \$720,000

Median sale price

Median price \$1,476,000 Property Type House Suburb Oakleigh

Period - From 01/01/2024 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	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



2 1 1

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)

Agent Comments

2 1 1

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



3/26 Grant St OAKLEIGH 3166 (REI)

Agent Comments

2 1 1

Price: \$720,000
Method: Auction Sale
Date: 03/02/2024
Property Type: Unit



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

Agent Comments

2 1 1

Price: \$715,000
Method: Private Sale
Date: 16/12/2023
Property Type: Unit

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