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	3 Keith Street, Oakleigh East Vic 3166
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,215,000	Pro	perty 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

1	20 Alfred Gr OAKLEIGH EAST 3166	\$1,350,000	23/03/2024
2	57 Ross St HUNTINGDALE 3166	\$1,200,000	22/03/2024
3	11 Lerina St OAKLEIGH EAST 3166	\$1,170,000	11/06/2024

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:	08/07/2024 11:45



Date of sale











Property Type: House (Res) Land Size: 700 sqm approx

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** Year ending March 2024: \$1,215,000

Agent Comments

Agent Comments

Agent Comments

Comparable Properties



20 Alfred Gr OAKLEIGH EAST 3166 (REI/VG)

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Price: \$1.350.000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 741 sqm approx



57 Ross St HUNTINGDALE 3166 (REI/VG)

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Price: \$1,200,000 Method: Private Sale Date: 22/03/2024

Property Type: House (Res) Land Size: 606 sqm approx



11 Lerina St OAKLEIGH EAST 3166 (REI)



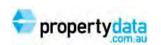
(2)

Price: \$1,170,000

Method: Sold Before Auction

Date: 11/06/2024

Property Type: House (Res) Land Size: 697 sqm approx



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