

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 Keith Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	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



 3  2  2

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

Comparable Properties



20 Alfred Gr OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

 3  1  2

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)

Agent Comments

 5  2  2

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)

Agent Comments

 3  2  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