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 Young Street, Oakleigh Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,460,000		&		\$1,600,000			
Median sale price								
Median price	\$1,460,444	Pro	operty Type	Hou	se		Suburb	Oakleigh
Period - From	01/07/2023	to	30/09/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	1a Westley St OAKLEIGH 3166	\$1,664,000	16/09/2023
2	43 Westgate St OAKLEIGH 3166	\$1,630,000	06/08/2023
3	43 Calembeena Av HUGHESDALE 3166	\$1,620,000	05/08/2023

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:

03/11/2023 13:06









Property Type: House Land Size: 549 sqm approx Agent Comments Indicative Selling Price \$1,460,000 - \$1,600,000 Median House Price September quarter 2023: \$1,460,444

Comparable Properties

	1a Westley St OAKLEIGH 3166 (REI)322Price: \$1,664,000Method: Auction SaleDate: 16/09/2023Property Type: House (Res)Land Size: 672 sqm approx	Agent Comments
Noderes-	43 Westgate St OAKLEIGH 3166 (REI/VG) 4 2 2 2 Price: \$1,630,000 Method: Private Sale Date: 06/08/2023 Property Type: House Land Size: 577 sqm approx	Agent Comments
unidances	43 Calembeena Av HUGHESDALE 3166 (REI/VG) → 3 → 2 → 2 Price: \$1,620,000 Method: Auction Sale Date: 05/08/2023 Property Type: House (Res) Land Size: 758 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9586 0500



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