

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 between \$1,460,000 & \$1,600,000

Median sale price

Median price \$1,460,444 Property Type House Suburb Oakleigh

Period - From 01/07/2023 to 30/09/2023 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	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 Calombeena 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



 3  1  2

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)

Agent Comments

 3  2  2

Price: \$1,664,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 672 sqm approx



43 Westgate St OAKLEIGH 3166 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,630,000
Method: Private Sale
Date: 06/08/2023
Property Type: House
Land Size: 577 sqm approx



43 Calembeena Av HUGHESDALE 3166 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,620,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 758 sqm approx

Account - Barry Plant | P: 03 9586 0500