

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

31 Gadd Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,305,000

Property Type House

Suburb Oakleigh

Period - From 01/07/2022

to 30/06/2023

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	30 Henry St OAKLEIGH 3166	\$1,150,000	15/04/2023
2	3 Henry St OAKLEIGH 3166	\$1,050,000	25/03/2023
3	72 Eastgate St OAKLEIGH 3166	\$1,010,000	25/03/2023

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:

11/08/2023 03:23



 2  1  1

Rooms: 6
Property Type: House
Land Size: 536 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending June 2023: \$1,305,000

Comparable Properties



30 Henry St OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,150,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 543 sqm approx



3 Henry St OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,050,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 538 sqm approx



72 Eastgate St OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,010,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 561 sqm approx

Account - Barry Plant | P: 03 9803 0400