

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

31B BERKELEY STREET HUNTINGDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Huntingdale

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

1/21 GOLF LINKS AVENUE OAKLEIGH VIC 3166	\$1,293,000	05-Aug-23
1/1A BAKERS ROAD OAKLEIGH SOUTH VIC 3167	\$1,155,000	05-Aug-23
15A CLARENDON AVENUE OAKLEIGH SOUTH VIC 3167	\$1,280,000	22-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 08 August 2023

**1/21 GOLF LINKS AVENUE
OAKLEIGH VIC 3166**

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Sold Price ^{RS} **\$1,293,000** Sold Date **05-Aug-23**Distance **1.63km****1/1A BAKERS ROAD OAKLEIGH
SOUTH VIC 3167**

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Sold Price ^{RS} **\$1,155,000** Sold Date **05-Aug-23**Distance **2.36km****15A CLARENDON AVENUE
OAKLEIGH SOUTH VIC 3167**

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Sold Price ^{RS} **\$1,280,000** Sold Date **22-Jul-23**Distance **0.99km****RS** = Recent sale**UN** = Undisclosed Sale

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