

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 350 Huntingdale Road, Oakleigh South, VIC 3167

Indicative selling price

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

Price Range \$960,000 & \$1,050,000

Median sale price

Median price \$1,109,300 Property Type House Suburb Oakleigh South (3167)

Period - From 01/07/2022 to 30/06/2023 Source pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
19 SILVAN STREET, OAKLEIGH SOUTH VIC 3167	\$1,042,000	08/04/2023
19 DRUITT STREET, OAKLEIGH SOUTH VIC 3167	\$1,050,000	25/02/2023
73 SHERBROOKE AVENUE, OAKLEIGH SOUTH VIC 3167	\$1,020,000	06/02/2023

This Statement of Information was prepared on: 10/07/2023