

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

4/8 ALBERT AVENUE OAKLEIGH 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,305,500

Property type

House

Suburb

Oakleigh

Period-from

01 May 2024

to

30 Apr 2025

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

2/7 RAE STREET CHADSTONE VIC 3148	\$733,500	05-Feb-25
8/23-27 SWINDON ROAD HUGHESDALE VIC 3166	\$670,000	16-Apr-25
5/33-35 GOLF LINKS AVENUE OAKLEIGH VIC 3166	\$710,000	05-Apr-25

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: 29 May 2025

Gareth Apswoude

M 0408659045

E gareth.a@obrienrealestate.com.au



2/7 RAE STREET CHADSTONE VIC 3148

Sold Price

\$733,500

Sold Date

05-Feb-25

 2

 1

 1

Distance

1.37km



**8/23-27 SWINDON ROAD
HUGHESDALE VIC 3166**

Sold Price

^{RS} **\$670,000**

Sold Date

16-Apr-25

 2

 1

 1

Distance

0.69km



**5/33-35 GOLF LINKS AVENUE
OAKLEIGH VIC 3166**

Sold Price

\$710,000

Sold Date

05-Apr-25

 2

 1

 1

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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