

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 ROSSDALE STREET OAKLEIGH EAST 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

\$1,120,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,227,500

Property type

House

Suburb

Oakleigh East

Period-from

01 Jun 2023

to

31 May 2024

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

23 STRELDEN AVENUE OAKLEIGH EAST VIC 3166	\$1,476,000	24-Feb-24
6A MYRIONG STREET CLAYTON VIC 3168	\$1,180,000	08-Jun-24
12 BROWNS COURT CLAYTON VIC 3168	\$1,001,000	23-Mar-24

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: 13 June 2024

**23 STRELDEN AVENUE OAKLEIGH
EAST VIC 3166**4  3  2 

Sold Price

\$1,476,000

Sold Date

24-Feb-24

Distance

0.55km**6A MYRIONG STREET CLAYTON
VIC 3168**3  2  1 

Sold Price

^{RS}**\$1,180,000**

Sold Date

08-Jun-24

Distance

0.68km**12 BROWNS COURT CLAYTON VIC
3168**4  2  3 

Sold Price

\$1,001,000

Sold Date

23-Mar-24

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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