Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	43 Westgate Street, Oakleigh Vic 3166
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,600,000 & \$1,690,000	Range between	\$1,600,000	&	\$1,690,000
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Median sale price

Median price \$1,393,000	Property Type Ho	ouse	Suburb	Oakleigh
Period - From 01/04/2022	to 31/03/2023	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	63 Eastgate St OAKLEIGH 3166	\$1,835,000	20/05/2023
2	6 Loreen St OAKLEIGH SOUTH 3167	\$1,660,000	27/05/2023
3			

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.

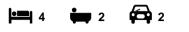
This Statement of Information was prepared on:	05/07/2023 10:10



Date of sale







Rooms: 7

Property Type: house Land Size: 586 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,690,000 Median House Price Year ending March 2023: \$1,393,000

Comparable Properties



63 Eastgate St OAKLEIGH 3166 (REI)

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Price: \$1,835,000 Method: Private Sale Date: 20/05/2023

Property Type: House (Res)

Agent Comments



6 Loreen St OAKLEIGH SOUTH 3167 (REI)

4



Price: \$1,660,000 **Method:** Auction Sale **Date:** 27/05/2023

Property Type: House (Res) **Land Size:** 577 sqm approx

Agent Comments

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.

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036



