

## 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

4A ABBEYGATE STREET OAKLEIGH VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Oakleigh

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

| Address of comparable property        | Price       | Date of sale |
|---------------------------------------|-------------|--------------|
| 4B ABBEYGATE STREET OAKLEIGH VIC 3166 | \$1,450,000 | 24-May-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: 12 June 2024



**4B ABBEYGATE STREET  
OAKLEIGH VIC 3166**

 4  3  1

Sold Price <sup>RS</sup> **\$1,450,000** <sup>UN</sup> Sold Date **24-May-24**

Distance **0.01km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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