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

5/12 Reid Street, Oakleigh South Vic 3167

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$595,000			
Median sale p	rice							
Median price	\$903,500	Pro	operty Type	Unit			Suburb	Oakleigh South
Period - From	01/04/2023	to	31/03/2024		So	urce	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5/6 Reid St OAKLEIGH SOUTH 3167	\$613,000	23/04/2024
2	6/3 Albert Av OAKLEIGH 3166	\$594,117	31/01/2024
3	4/312 Warrigal Rd OAKLEIGH SOUTH 3167	\$580,000	27/04/2024

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:

06/06/2024 12:23







Property Type: Unit Agent Comments

Indicative Selling Price \$550,000 - \$595,000 Median Unit Price Year ending March 2024: \$903,500

Comparable Properties



5/6 Reid St OAKLEIGH SOUTH 3167 (REI)



Price: \$613,000 Method: Private Sale Date: 23/04/2024

Property Type: Unit

6/3 Albert Av OAKLEIGH 3166 (VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$594,117 Method: Sale Date: 31/01/2024 Property Type: Flat/Unit/Apartment (Res)



4/312 Warrigal Rd OAKLEIGH SOUTH 3167 (REI)



Price: \$580,000 Method: Auction Sale Date: 27/04/2024 Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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