

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 consumer.vic.gov.au/underquoting

Range between \$550,000 & \$595,000

Median sale price

Median price \$903,500 Property Type Unit Suburb Oakleigh South

Period - From 01/04/2023 to 31/03/2024 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 six 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
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



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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)

Agent Comments

2 1 1

Price: \$613,000

Method: Private Sale

Date: 23/04/2024

Property Type: Unit

6/3 Albert Av OAKLEIGH 3166 (VG)

Agent Comments

2 - -

Price: \$594,117

Method: Sale

Date: 31/01/2024

Property Type: Flat/Unit/Apartment (Res)



4/312 Warrigal Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

2 1 2

Price: \$580,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Unit

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