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

5/24 Grant Street, Oakleigh Vic 3166

Indicative selling price

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

Range between $650,000 & $715,000

Median sale price

Median price	$520,000	Property Type	Unit	Suburb	Oakleigh

Median price $520,000   Property Type Unit   Suburb Oakleigh

Period - From 01/10/2022 to 30/09/2023   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 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	2/8 Caloola Av OAKLEIGH 3166	$700,000	25/08/2023
2	1/3 Bowen St HUGHESDALE 3166	$685,000	29/08/2023
3	2/85 Stanley Av MOUNT WAVERLEY 3149	$650,000	14/09/2023

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: 15/11/2023 10:04

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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$650,000 - $715,000
Median Unit Price
Year ending September 2023: $520,000

Comparable Properties

2/8 Caloola Av OAKLEIGH 3166 (VG)

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Price: $700,000
Method: Sale
Date: 25/08/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1/3 Bowen St HUGHESDALE 3166 (REI/VG)

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Price: $685,000
Method: Private Sale
Date: 29/08/2023
Property Type: Unit

Agent Comments

2/85 Stanley Av MOUNT WAVERLEY 3149 (VG)

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Price: $650,000
Method: Sale
Date: 14/09/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments