

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 5/6 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 & \$605,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Oakleigh South

Period - From 14/02/2023 to 13/02/2024 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	2/15 Elata St OAKLEIGH SOUTH 3167	\$600,000	12/10/2023
2	1/20 Pell St BENTLEIGH EAST 3165	\$596,000	21/08/2023
3	2/8 Argyle St BENTLEIGH EAST 3165	\$565,000	21/10/2023

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: 14/02/2024 13:58



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

14/02/2023 - 13/02/2024: \$820,000

Comparable Properties



2/15 Elata St OAKLEIGH SOUTH 3167 (VG)

Agent Comments

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Price: \$600,000

Method: Sale

Date: 12/10/2023

Property Type: Flat/Unit/Apartment (Res)



1/20 Pell St BENTLEIGH EAST 3165 (VG)

Agent Comments

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Price: \$596,000

Method: Sale

Date: 21/08/2023

Property Type: Flat/Unit/Apartment (Res)



2/8 Argyle St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

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Price: \$565,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222