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 betweer	\$550,000		&		\$605,000					
Median sale p										
Median price	\$820,000	Pro	operty Type	Unit			Suburb	Oakleigh South		
Period - From	14/02/2023	to	13/02/2024		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.

Ad	dress 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









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



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



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



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



propertydata

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