## 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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.