#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 57 BISHOP STREET, OAKLEIGH, VIC 3166 🕮 2 🕒 1 😂 -







**Indicative Selling Price** 

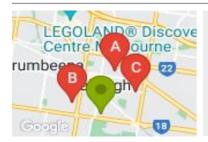
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$1,200,000 to \$1,300,000

Provided by: Tess Maxwell , Ray White Oakleigh

#### **MEDIAN SALE PRICE**



## OAKLEIGH, VIC, 3166

**Suburb Median Sale Price (House)** 

\$1,292,500

01 April 2023 to 30 September 2023

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.



## 29 TAMAR GR, OAKLEIGH, VIC 3166







Sale Price

\*\$1,255,000

Sale Date: 12/08/2023

Distance from Property: 1.3km





## 39 CALEMBEENA AVE, HUGHESDALE, VIC 3166 🕮 2 🕒 1







Sale Price

\$1,300,000

Sale Date: 09/05/2023

Distance from Property: 826m





# 110 BURLINGTON ST, OAKLEIGH, VIC 3166







Sale Price

\$1,240,000

Sale Date: 29/04/2023

Distance from Property: 1.1km



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act

included in the comple	eted Statement of Information for the property being offered for sale.  Jumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of
Property offered t	for sale
Address Including suburb and postcode	57 BISHOP STREET, OAKLEIGH, VIC 3166
Indicative selling For the meaning of this	price sprice see consumer.vic.gov.au/underquoting

#### Median sale price

Price Range:

Median price	\$1,292,500	Property type	House	Suburb	OAKLEIGH
Period	01 April 2023 to 30 September 2023		Source	pricefinder	

\$1,200,000 to \$1,300,000

### Comparable property sales

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
29 TAMAR GR, OAKLEIGH, VIC 3166	*\$1,255,000	12/08/2023
39 CALEMBEENA AVE, HUGHESDALE, VIC 3166	\$1,300,000	09/05/2023
110 BURLINGTON ST, OAKLEIGH, VIC 3166	\$1,240,000	29/04/2023

This Statement of Information was prepared on:

10/10/2023

