

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/underquotingPrice 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: 

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  2  1  1

Sale Price

***\$1,255,000**

Sale Date: 12/08/2023

Distance from Property: 1.3km 39 CALEMBEENA AVE, HUGHESDALE, VIC 3166  2  1  1

Sale Price

\$1,300,000

Sale Date: 09/05/2023

Distance from Property: 826m 110 BURLINGTON ST, OAKLEIGH, VIC 3166  2  1  2

Sale Price

\$1,240,000

Sale Date: 29/04/2023

Distance from Property: 1.1km This report has been compiled on 10/10/2023 by Ray White Oakleigh. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode 57 BISHOP STREET, OAKLEIGH, VIC 3166

Indicative selling price

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

Price Range: \$1,200,000 to \$1,300,000

Median sale price

Median price \$1,292,500

Property type House

Suburb OAKLEIGH

Period 01 April 2023 to 30 September 2023

Source

pricfinder

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