

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 6/33-35 Golf Links Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$483,550 Property Type Unit Suburb Oakleigh

Period - From 01/04/2023 to 31/03/2024 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	3/24 Grant St OAKLEIGH 3166	\$787,500	18/05/2024
2	3/1348 Dandenong Rd HUGHESDALE 3166	\$748,000	04/05/2024
3	3/24 Golf Links Av OAKLEIGH 3166	\$745,000	23/05/2024

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: 27/05/2024 12:58



 2  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
Year ending March 2024: \$483,550

Comparable Properties



3/24 Grant St OAKLEIGH 3166 (REI)

Agent Comments

 2  1  1

Price: \$787,500
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit



3/1348 Dandenong Rd HUGHESDALE 3166 (REI)

Agent Comments

 2  1  2

Price: \$748,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Unit



3/24 Golf Links Av OAKLEIGH 3166 (REI)

Agent Comments

 2  1  2

Price: \$745,000
Method: Auction Sale
Date: 23/05/2024
Property Type: Unit