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 Clyde Street, Oakleigh Vic 3166

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$990,000		&		\$1,089,000			
Median sale p	rice							
Median price	\$1,350,000	Pro	operty Type	Hou	ISE		Suburb	Oakleigh
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	4 Princess St OAKLEIGH 3166	\$1,190,000	24/02/2024
2	97 Willesden Rd HUGHESDALE 3166	\$1,115,000	17/02/2024
3	1/2 Simmonds St HUGHESDALE 3166	\$950,000	04/12/2023

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:

18/03/2024 11:42



woodards





Rooms: 6 Property Type: House Land Size: 305 sqm approx Agent Comments Indicative Selling Price \$990,000 - \$1,089,000 Median House Price Year ending December 2023: \$1,350,000

Comparable Properties



4 Princess St OAKLEIGH 3166 (REI)



Price: \$1,190,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Agent Comments

Agent Comments



97 Willesden Rd HUGHESDALE 3166 (REI)



Price: \$1,115,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res)



1/2 Simmonds St HUGHESDALE 3166 (REI/VG) Agent Comments



Price: \$950,000 Method: Private Sale Date: 04/12/2023 Property Type: House Land Size: 389 sqm approx

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036





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