

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 Taylor Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,740,000 & \$1,820,000

Median sale price

Median price \$1,377,000 Property Type House Suburb Oakleigh

Period - From 02/04/2023 to 01/04/2024 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	22 Bowen St HUGHESDALE 3166	\$1,940,000	02/03/2024
2			
3			

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: 02/04/2024 16:19



 4  2  2

Property Type: House (Res)

Land Size: 550 approx sqm
approx

[Agent Comments](#)

Indicative Selling Price

\$1,740,000 - \$1,820,000

Median House Price

02/04/2023 - 01/04/2024: \$1,377,000

Comparable Properties



22 Bowen St HUGHESDALE 3166 (REI)

[Agent Comments](#)

 4  2  1

Price: \$1,940,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 615 sqm approx

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.