

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

7 Mcintosh Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,460,444

Property Type House

Suburb Oakleigh

Period - From 01/07/2023

to 30/09/2023

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	19 Young St OAKLEIGH 3166	\$1,430,000	05/08/2023
2	71 Burlington St OAKLEIGH 3166	\$1,335,000	16/09/2023
3	7 Gadd St OAKLEIGH 3166	\$1,227,000	28/10/2023

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:

08/11/2023 16:07



 3  2  2

Property Type: House
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 September quarter 2023: \$1,460,444

Comparable Properties



19 Young St OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,430,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 568 sqm approx



71 Burlington St OAKLEIGH 3166 (REI)

Agent Comments

 3  2  2

Price: \$1,335,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 557 sqm approx



7 Gadd St OAKLEIGH 3166 (REI)

Agent Comments

 2  1  2

Price: \$1,227,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)

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