## 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

8 Norwood Street, Oakleigh South Vic 3167

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |             |     |           |      |        |                |  |  |
|--|-------------|-----|-------------|-----|-----------|------|--------|----------------|--|--|
| Range betweer  | \$900,000   |     | &           |     | \$990,000 |      |        |                |  |  |
| Median sale p  | rice        |     |             |     |           |      |        |                |  |  |
| Median price   | \$1,131,000 | Pro | operty Type | Hou | ISE       |      | Suburb | Oakleigh South |  |  |
| Period - From  | 01/07/2023  | to  | 30/09/2023  |     | 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.

| Ad | dress of comparable property           | Price       | Date of sale |
|----|--|-------------|--------------|
| 1  | 29 Hardy Ct OAKLEIGH SOUTH 3167        | \$1,055,000 | 19/12/2023   |
| 2  | 390 Huntingdale Rd OAKLEIGH SOUTH 3167 | \$965,000   | 25/11/2023   |
| 3  | 4 Dowling Rd OAKLEIGH SOUTH 3167       | \$1,002,000 | 11/11/2023   |

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:

09/01/2024 12:37







Property Type: House Land Size: 534 sqm approx Agent Comments

**Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** September quarter 2023: \$1,131,000

# **Comparable Properties**



29 Hardy Ct OAKLEIGH SOUTH 3167 (REI)



Price: \$1.055.000

Date: 19/12/2023 Property Type: House

Method:

Agent Comments



390 Huntingdale Rd OAKLEIGH SOUTH 3167 Agent Comments

(REI) **2 -** 3 2

Price: \$965,000 Method: Date: 25/11/2023 Property Type: House



4 Dowling Rd OAKLEIGH SOUTH 3167 (REI)



Agent Comments

**6** 2

Price: \$1,002,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res)

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



propertydata

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