

# 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 Sumersett Avenue, Oakleigh South Vic 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,221,750 Property Type House Suburb Oakleigh South

Period - From 09/07/2023 to 08/07/2024 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	6 Alvina St OAKLEIGH SOUTH 3167	\$1,220,000	22/06/2024
2	12 Legon Rd OAKLEIGH SOUTH 3167	\$1,207,000	13/04/2024
3	652 Warrigal Rd OAKLEIGH SOUTH 3167	\$1,004,500	23/03/2024

**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: 09/07/2024 11:55



 2  1  2

**Property Type:** House  
**Land Size:** 618 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 09/07/2023 - 08/07/2024: \$1,221,750

## Comparable Properties



**6 Alvina St OAKLEIGH SOUTH 3167 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,220,000  
**Method:** Auction Sale  
**Date:** 22/06/2024  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx



**12 Legon Rd OAKLEIGH SOUTH 3167 (REI/VG)** Agent Comments

 3  2  2

**Price:** \$1,207,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** House (Res)  
**Land Size:** 527 sqm approx



**652 Warrigal Rd OAKLEIGH SOUTH 3167 (REI/VG)**

Agent Comments

 4  2  1

**Price:** \$1,004,500  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx

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