

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 9a Young Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,343,500 Property Type House Suburb Oakleigh

Period - From 01/10/2022 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	8 Young St OAKLEIGH 3166	\$1,336,500	26/08/2023
2	57 Bishop St OAKLEIGH 3166	\$1,241,000	18/11/2023
3	12 Wilson St OAKLEIGH 3166	\$1,135,000	23/11/2023

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: 19/12/2023 14:27



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending September 2023: \$1,343,500

Comparable Properties



8 Young St OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$1,336,500
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 547 sqm approx



57 Bishop St OAKLEIGH 3166 (REI)

Agent Comments



Price: \$1,241,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 600 sqm approx



12 Wilson St OAKLEIGH 3166 (REI)

Agent Comments



Price: \$1,135,000
Method: Private Sale
Date: 23/11/2023
Property Type: House
Land Size: 548 sqm approx

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