

STATEMENT OF INFORMATION

11 CLAUDEL STREET, OAKLEIGH EAST, VIC 3166

PREPARED BY JOHNNY NGUYEN, ISELL GROUP, PHONE: 0452 616 177



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 CLAUDEL STREET, OAKLEIGH EAST,  3  2  1

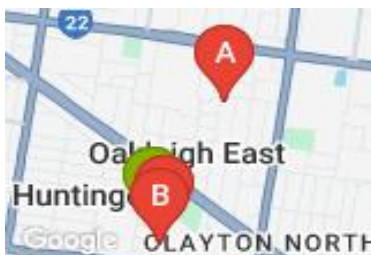
Indicative Selling Price

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

Price Range: **\$1,100,000 to \$1,210,000**

Provided by: Johnny Nguyen, iSell Group

MEDIAN SALE PRICE



OAKLEIGH EAST, VIC, 3166

Suburb Median Sale Price (House)

\$1,170,000

01 January 2024 to 31 December 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



6 LEUMEAR ST, OAKLEIGH EAST, VIC 3166  3  1  1

Sale Price

\$1,200,000

Sale Date: 12/09/2024

Distance from Property: 983m



18 LANHAM ST, OAKLEIGH EAST, VIC 3166  3  1  2

Sale Price

\$1,170,000

Sale Date: 06/07/2024

Distance from Property: 153m



11 LERINA ST, OAKLEIGH EAST, VIC 3166  3  1  2

Sale Price

\$1,170,000

Sale Date: 11/06/2024

Distance from Property: 104m



This report has been compiled on 10/01/2025 by iSell Group. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale


Address Including suburb and postcode: **11 CLAUDEL STREET, OAKLEIGH EAST, VIC 3166**

Indicative selling price

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

Price Range: **\$1,100,000 to \$1,210,000**

Median sale price

Median price: **\$1,170,000** Property type: **House** Suburb: **OAKLEIGH EAST**
Period: **01 January 2024 to 31 December 2024** Source: 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 LEUMEAR ST, OAKLEIGH EAST, VIC 3166	\$1,200,000	12/09/2024
18 LANHAM ST, OAKLEIGH EAST, VIC 3166	\$1,170,000	06/07/2024
11 LERINA ST, OAKLEIGH EAST, VIC 3166	\$1,170,000	11/06/2024

This Statement of Information was prepared on: **10/01/2025**