

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

4 WILLIAM STREET OAKLEIGH VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,680,000

&

\$1,780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,332,500

Property type

House

Suburb

Oakleigh

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

141 ATHERTON ROAD OAKLEIGH VIC 3166

\$1,850,000

18-May-24

118 ATHERTON ROAD OAKLEIGH VIC 3166

\$1,700,000

20-May-24

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 6 months.

This Statement of Information was prepared on: 07 November 2024

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**141 ATHERTON ROAD OAKLEIGH
VIC 3166** 4  3  4

Sold Price

\$1,850,000

Sold Date

18-May-24

Distance

0.42km**118 ATHERTON ROAD OAKLEIGH
VIC 3166** 4  2  4

Sold Price

\$1,700,000

Sold Date

20-May-24

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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