

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

1255 North Road, Oakleigh Vic 3166

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,350,500

Property Type House

Suburb Oakleigh

Period - From 01/10/2020

to 31/12/2020

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	12 Sinclair St OAKLEIGH SOUTH 3167	\$950,000	13/08/2020
2	3 Alvina St OAKLEIGH SOUTH 3167	\$935,000	11/11/2020
3	28 Elora Rd OAKLEIGH SOUTH 3167	\$933,000	29/08/2020

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:

04/02/2021 10:31

1255 North Road, Oakleigh Vic 3166



Property Type: House
Land Size: 685 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
December quarter 2020: \$1,350,500

Comparable Properties



12 Sinclair St OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 13/08/2020
Property Type: House
Land Size: 729 sqm approx



3 Alvin St OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$935,000
Method: Sold Before Auction
Date: 11/11/2020
Property Type: House (Res)
Land Size: 706 sqm approx



28 Elora Rd OAKLEIGH SOUTH 3167 (VG)

Agent Comments



Price: \$933,000
Method: Sale
Date: 29/08/2020
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.