

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

7 GAMBLE STREET OAKLEIGH EAST 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,177,500

Property type

House

Suburb

Oakleigh East

Period-from

01 Oct 2023

to

30 Sep 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

6 LEUMEAR STREET OAKLEIGH EAST VIC 3166	\$1,200,000	12-Sep-24
11 LERINA STREET OAKLEIGH EAST VIC 3166	\$1,170,000	11-Jun-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: 09 October 2024

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6 LEUMEAR STREET OAKLEIGH EAST VIC 3166

3 1 1

Sold Price ^{RS} **\$1,200,000** Sold Date **12-Sep-24**

Distance **0.77km**



11 LERINA STREET OAKLEIGH EAST VIC 3166

3 1 -

Sold Price **\$1,170,000** Sold Date **11-Jun-24**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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