

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

5 Stewart Road, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,130,000 Property Type House Suburb Oakleigh East

Period - From 13/10/2020 to 12/10/2021 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	20 Leigh St HUNTINGDALE 3166	\$1,358,000	05/08/2021
2	4 John St OAKLEIGH 3166	\$1,356,000	09/10/2021
3	7 Ross St HUNTINGDALE 3166	\$1,280,000	09/10/2021

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:

13/10/2021 16:36



Property Type: House (Previously Occupied - Detached)

Agent Comments

Mesmerising newly renovated 4 bedroom 2 bathroom single level timber home featuring 3 flowing living spaces, a Hamptons style stone kitchen (900mm Bosch appliances and Miele dishwasher), 2 subway tiled bathrooms and cedar bi-fold doors to a north facing deck in secure gardens. Timeless with its wide European Oak floors & plantation shutters, this exquisite abode has ducted heating, evaporative cooling & ample driveway parking plus a large garage. Quiet street, walk to parks, Lawson Street shops, schools, transport & Monash Uni.

Comparable Properties



20 Leigh St HUNTINGDALE 3166 (REI)

Agent Comments



Price: \$1,358,000

Method: Auction Sale

Date: 05/08/2021

Property Type: House (Res)



4 John St OAKLEIGH 3166 (REI)

Agent Comments



Price: \$1,356,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 543 sqm approx



7 Ross St HUNTINGDALE 3166 (REI)

Agent Comments



Price: \$1,280,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 553 sqm approx