

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

1/119 BURLINGTON 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

\$918,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

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

1/3 SHAFTON STREET HUNTINGDALE VIC 3166	\$946,000	14-Sep-24
2/16 BISHOP STREET OAKLEIGH VIC 3166	\$875,000	02-Oct-24
1/16 BISHOP STREET OAKLEIGH VIC 3166	\$1,140,000	07-Aug-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: 26 November 2024

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**1/3 SHAFTON STREET
HUNTINGDALE VIC 3166**3  1  2 Sold Price **\$946,000** Sold Date **14-Sep-24**Distance **0.41km****2/16 BISHOP STREET OAKLEIGH
VIC 3166**2  1  1 Sold Price ^{RS} **\$875,000** Sold Date **02-Oct-24**Distance **0.92km****1/16 BISHOP STREET OAKLEIGH
VIC 3166**3  1  2 Sold Price ^{RS} **\$1,140,000** Sold Date **07-Aug-24**Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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