

# 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

35 Westgate Street, Oakleigh, VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$1,880,000

&

\$1,940,000

### Median sale price

Median price

\$ 1,351,000

Property type

House

Suburb

OAKLEIGH

Period - From

09/04/2021

to

06/10/2021

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property |                                       | Price       | Date of sale |
|--------------------------------|---------------------------------------|-------------|--------------|
| 1                              | 27 Darling Street Hughesdale Vic 3166 | \$1,840,000 | 2021-05-15   |
| 2                              | 24 Clapham Road Hughesdale Vic 3166   | \$1,830,000 | 2021-08-14   |
| 3                              | 45 William Street Oakleigh Vic 3166   | \$1,710,000 | 2021-08-05   |

This Statement of Information was prepared on:

06/10/2021

