

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

46 John Street, Oakleigh 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 \$1,370,000

Property Type House

Suburb Oakleigh

Period - From 01/10/2023

to 30/09/2024

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	38 Carrol Gr MOUNT WAVERLEY 3149	\$1,299,000	03/10/2024
2	5 Clarendon Av OAKLEIGH SOUTH 3167	\$1,400,000	18/09/2024
3	20 Parer St OAKLEIGH 3166	\$1,392,000	05/09/2024

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:

21/12/2024 12:11



 4
  3
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Rooms: 5
Property Type: House (Res)
Land Size: 550 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending September 2024: \$1,370,000

Comparable Properties



38 Carrol Gr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

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Price: \$1,299,000
Method: Private Sale
Date: 03/10/2024
Property Type: House (Res)
Land Size: 700 sqm approx



5 Clarendon Av OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

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Price: \$1,400,000
Method: Private Sale
Date: 18/09/2024
Property Type: House
Land Size: 618 sqm approx



20 Parer St OAKLEIGH 3166 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,392,000
Method: Sold Before Auction
Date: 05/09/2024
Property Type: House (Res)
Land Size: 736 sqm approx

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