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

19 Abbeygate Street, Oakleigh Vic 3166

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,377,000	Pro	operty Type	Hou	se		Suburb	Oakleigh
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9A Young St OAKLEIGH 3166	\$1,289,000	07/02/2024
2	4 Princess St OAKLEIGH 3166	\$1,190,000	24/02/2024
3	50 Berkeley St HUNTINGDALE 3166	\$1,150,000	24/02/2024

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:

28/02/2024 11:30









Property Type: House Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2023: \$1,377,000

Comparable Properties



9A Young St OAKLEIGH 3166 (REI) 2 2



Price: \$1,289,000 Method: Sold Before Auction Date: 07/02/2024 Property Type: House (Res)

4 Princess St OAKLEIGH 3166 (REI)

Agent Comments

Agent Comments



Price: \$1,190,000 Method: Auction Sale Date: 24/02/2024 Property Type: House

- 3

•**•** 3

6 2

50 Berkeley St HUNTINGDALE 3166 (REI)

Agent Comments



Price: \$1,150,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res)

Account - Little Real Estate | P: 07 3037 0255



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