

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

3 Young Street, Oakleigh Vic 3166

Indicative selling price

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

Range between

\$1,460,000

&

\$1,580,000

Median sale price

Median price

\$1,377,000

Property Type

House

Suburb

Oakleigh

Period - From

01/10/2023

to

31/12/2023

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	10 Wilbur Cr HUGHESDALE 3166	\$1,650,000	02/12/2023
2	17 Swindon Rd HUGHESDALE 3166	\$1,600,000	02/11/2023
3	18 William St OAKLEIGH 3166	\$1,500,000	20/12/2023

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:

31/01/2024 15:11



 3  2  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,460,000 - \$1,580,000

Median House Price

December quarter 2023: \$1,377,000

Comparable Properties



10 Wilbur Cr HUGHESDALE 3166 (REI)

Agent Comments

 3  2  2

Price: \$1,650,000

Method: Sold Before Auction

Date: 02/12/2023

Property Type: House (Res)

Land Size: 606 sqm approx



17 Swindon Rd HUGHESDALE 3166 (REI)

Agent Comments

 3  1  1

Price: \$1,600,000

Method: Sold Before Auction

Date: 02/11/2023

Property Type: House (Res)

Land Size: 613 sqm approx



18 William St OAKLEIGH 3166 (REI)

Agent Comments

 3  1  2

Price: \$1,500,000

Method: Auction Sale

Date: 20/12/2023

Property Type: House (Res)