

## 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

31 Riley Street Oakleigh South VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Dec 2018

to

30 Nov 2019

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

4 Majdal Street Bentleigh East VIC 3165	\$1,475,000	09-Oct-19
60 Houghton Road Oakleigh VIC 3166	\$1,340,000	30-Mar-19
1 Westgate Street Oakleigh VIC 3166	\$1,550,000	26-Oct-19

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: 12 December 2019



**4 Majdal Street Bentleigh East VIC 3165**

 4  2  2

Sold Price <sup>RS</sup> **\$1,475,000** <sup>UN</sup> Sold Date **09-Oct-19**

Distance **2.02km**



**60 Haughton Road Oakleigh VIC 3166**

 4  2  2

Sold Price **\$1,340,000** Sold Date **30-Mar-19**

Distance **2.03km**



**1 Westgate Street Oakleigh VIC 3166**

 4  2  2

Sold Price <sup>RS</sup> **\$1,550,000** Sold Date **26-Oct-19**

Distance **2.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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