

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

1/14 FRANKLYN STREET OAKLEIGH EAST VIC 3166

Indicative selling price

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

Single Price

or range
between

\$790,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$951,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Sep 2023

to

31 Aug 2024

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

1/9 STEWART ROAD OAKLEIGH EAST VIC 3166	\$860,000	14-Sep-24
1/640 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149	\$863,500	01-Jun-24
3/13 INGA STREET OAKLEIGH EAST VIC 3166	\$860,000	25-May-24

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: 19 September 2024


**1/9 STEWART ROAD OAKLEIGH
EAST VIC 3166**
 3  2  2

 Sold Price ^{RS} **\$860,000** ^{UN} Sold Date **14-Sep-24**

 Distance **0.57km**

**1/640 HUNTINGDALE ROAD
MOUNT WAVERLEY VIC 3149**
 3  1  2

 Sold Price **\$863,500** Sold Date **01-Jun-24**

 Distance **1.44km**

**3/13 INGA STREET OAKLEIGH
EAST VIC 3166**
 3  1  2

 Sold Price **\$860,000** Sold Date **25-May-24**

 Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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