

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 Vernal Road, Oakleigh South Vic 3167

Indicative selling price

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

Single price

\$1,490,000

Median sale price

Median price

\$1,232,750

Property Type

House

Suburb

Oakleigh South

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	1 Delos St OAKLEIGH SOUTH 3167	\$1,466,000	16/12/2023
2	9 Ripley St OAKLEIGH SOUTH 3167	\$1,440,000	24/02/2024
3	5 Coonil St OAKLEIGH SOUTH 3167	\$1,427,000	16/03/2024

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:

22/03/2024 12:46

1 Vernal Road, Oakleigh South Vic 3167

**Jellis
Craig**

Trent Collie

9593 4500

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Indicative Selling Price

\$1,480,000

Median House Price

December quarter 2023: \$1,232,750



 3  2  4

Property Type: House

Agent Comments

Comparable Properties



1 Delos St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 4  2  2

Price: \$1,466,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 605 sqm approx



9 Ripley St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 5  2  4

Price: \$1,440,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 535 sqm approx



5 Coonil St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 4  2  2

Price: \$1,427,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 592 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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