

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

21/41 RAILWAY AVENUE OAKLEIGH 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

\$165,000

&

\$180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Mar 2023

to

29 Feb 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

1728 DANDENONG ROAD CLAYTON VIC 3168	\$165,000	07-Feb-24
G25/1728 DANDENONG ROAD CLAYTON VIC 3168	\$165,000	07-Feb-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: 13 March 2024



**1728 DANDENONG ROAD
CLAYTON VIC 3168**

 1  1  1

Sold Price ^{RS} **\$165,000** ^{UN} Sold Date **07-Feb-24**

Distance **1.85km**



**G25/1728 DANDENONG ROAD
CLAYTON VIC 3168**

 1  1  1

Sold Price **\$165,000** Sold Date **07-Feb-24**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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