

STATEMENT OF INFORMATION

30 GADD STREET, OAKLEIGH, VIC 3166

PREPARED BY PETER ALAMARAS, WOODARDS MT WAVERLEY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 GADD STREET, OAKLEIGH, VIC 3166

 1  -  -

Indicative Selling Price

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

Price Range: \$1,000,000 to \$1,100,000

Provided by: Peter Alamaras, Woodards Mt Waverley

MEDIAN SALE PRICE



OAKLEIGH, VIC, 3166

Suburb Median Sale Price (House)

\$1,225,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



15 ANDREW ST, OAKLEIGH, VIC 3166

 1  1  3

Sale Price

\$1,120,000

Sale Date: 06/11/2017

Distance from Property: 451m



14 VOUMARD ST, OAKLEIGH SOUTH, VIC 3167

 2  2  2

Sale Price

\$1,090,000

Sale Date: 15/11/2017

Distance from Property: 460m



35 YOUNG ST, OAKLEIGH, VIC 3166

 3  -  -

Sale Price

\$1,100,000

Sale Date: 23/11/2017

Distance from Property: 198m



This report has been compiled on 04/05/2018 by Woodards Mt Waverley. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 GADD STREET, OAKLEIGH, VIC 3166

Indicative selling price

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Price Range:

\$1,000,000 to \$1,100,000

Median sale price

Median price

\$1,225,000

House

X

Unit

Suburb

OAKLEIGH

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
15 ANDREW ST, OAKLEIGH, VIC 3166	\$1,120,000	06/11/2017
14 VOUMARD ST, OAKLEIGH SOUTH, VIC 3167	\$1,090,000	15/11/2017
35 YOUNG ST, OAKLEIGH, VIC 3166	\$1,100,000	23/11/2017