

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

1/34 Golf Links Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,280,000 & \$1,375,000

Median sale price

Median price \$1,102,500 Property Type Townhouse Suburb Oakleigh

Period - From 15/01/2024 to 14/01/2025 Source Property Data

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	2/8 Skipton Rd HUGHESDALE 3166	\$1,266,000	09/11/2024
2	1/162 Kangaroo Rd HUGHESDALE 3166	\$1,223,000	21/09/2024
3	1/1145 North Rd OAKLEIGH 3166	\$1,154,500	09/08/2024

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: 15/01/2025 16:11