

# 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

13 Golf Links Avenue, Oakleigh Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,430,000 Property Type House Suburb Oakleigh

Period - From 01/07/2023 to 30/06/2024 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	15 Oakleigh St OAKLEIGH EAST 3166	\$1,400,000	15/06/2024
2	59 Golf Links Av OAKLEIGH 3166	\$1,390,000	13/04/2024
3			

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: 20/08/2024 11:28



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**Property Type:** House

**Land Size:** 932 sqm approx

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

Year ending June 2024: \$1,430,000

## Comparable Properties



**15 Oakleigh St OAKLEIGH EAST 3166 (REI)**

Agent Comments

4   1   2

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 15/06/2024

**Property Type:** House (Res)

**Land Size:** 917 sqm approx



**59 Golf Links Av OAKLEIGH 3166 (REI)**

Agent Comments

2   1   2

**Price:** \$1,390,000

**Method:** Private Sale

**Date:** 13/04/2024

**Property Type:** House

**Land Size:** 905 sqm approx

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.

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