

## 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

2/412 Huntingdale Road Oakleigh South VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$974,000

Property type

Other

Suburb

Oakleigh South

Period-from

01 Dec 2019

to

30 Nov 2020

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

|  |           |           |
|--|-----------|-----------|
| 3/420 Huntingdale Road Oakleigh South VIC 3167 | \$904,000 | 06-Jun-20 |
| 2/16 Sumersett Avenue Oakleigh South VIC 3167  | \$906,000 | 23-May-20 |
| 3/45 Cleek Avenue Oakleigh South VIC 3167      | \$950,000 | 12-Aug-20 |

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: 01 December 2020

Ethan He  
 P (03) 9975 7888  
 M 0477588390  
 E ethanhe@jxre.com.au



**3/420 Huntingdale Road Oakleigh South VIC 3167**

Sold Price **\$904,000** Sold Date **06-Jun-20**

 3  2  2

Distance **0.06km**



**2/16 Sumersett Avenue Oakleigh South VIC 3167**

Sold Price **\$906,000** Sold Date **23-May-20**

 3  2  2

Distance **1.49km**



**3/45 Cleek Avenue Oakleigh South VIC 3167**

Sold Price **\$950,000** Sold Date **12-Aug-20**

 4  3  2

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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