

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

24 Golf Road, Oakleigh South Vic 3167

Indicative selling price

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

Single price

\$1,185,000

Median sale price

Median price

\$1,163,500

Property Type

House

Suburb

Oakleigh South

Period - From

04/12/2020

to

03/12/2021

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	23 Taunton Av OAKLEIGH SOUTH 3167	\$1,200,000	26/08/2021
2	20 Druitt St OAKLEIGH SOUTH 3167	\$1,125,000	03/09/2021
3	816 Centre Rd BENTLEIGH EAST 3165	\$1,120,000	14/07/2021

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:

04/12/2021 13:48

24 Golf Road, Oakleigh South Vic 3167

Ben Quigley
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4 1 1

Property Type: House
Land Size: 558 sqm approx
Agent Comments

Indicative Selling Price
\$1,185,000

Median House Price
04/12/2020 - 03/12/2021: \$1,163,500

Comparable Properties

23 Taunton Av OAKLEIGH SOUTH 3167 (VG) **Agent Comments**

4 - -

Price: \$1,200,000
Method: Sale
Date: 26/08/2021
Property Type: House (Res)
Land Size: 618 sqm approx



20 Druitt St OAKLEIGH SOUTH 3167 (REI/VG) **Agent Comments**

4 1 2

Price: \$1,125,000
Method: Private Sale
Date: 03/09/2021
Property Type: House
Land Size: 546 sqm approx



816 Centre Rd BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,120,000
Method: Sold Before Auction
Date: 14/07/2021
Property Type: House (Res)
Land Size: 654 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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