

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

142 HAUGHTON ROAD OAKLEIGH VIC 3166

Indicative selling price

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

Single Price

or range
between

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,380,000

Property type

House

Suburb

Oakleigh

Period-from

01 Sep 2023

to

31 Aug 2024

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

1/1 GADD STREET OAKLEIGH VIC 3166	\$751,000	13-Apr-24
78 HAUGHTON ROAD OAKLEIGH VIC 3166	\$940,000	19-Jun-24
1/8 ACACIA AVENUE OAKLEIGH SOUTH VIC 3167	\$985,000	04-May-24

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: 02 September 2024

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1/1 GADD STREET OAKLEIGH VIC 3166

Sold Price

\$751,000

Sold Date

13-Apr-24

 3

 -

 -

Distance

0.42km



78 HAUGHTON ROAD OAKLEIGH VIC 3166

Sold Price

^{RS} **\$940,000** ^{UN}

Sold Date

19-Jun-24

 3

 1

 2

Distance

0.59km



1/8 ACACIA AVENUE OAKLEIGH SOUTH VIC 3167

Sold Price

^{RS} **\$985,000** ^{UN}

Sold Date

04-May-24

 3

 1

 2

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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