

# 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

33a William Street, Oakleigh Vic 3166

### Indicative selling price

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

Range between \$1,070,000

&

\$1,170,000

### Median sale price

Median price \$1,330,000

Property Type House

Suburb Oakleigh

Period - From 30/09/2023

to

29/09/2024

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 | 1/162 Kangaroo Rd HUGHESDALE 3166 | \$1,223,000 | 21/09/2024   |
| 2 | 8 Clyde St OAKLEIGH 3166          | \$1,185,000 | 21/09/2024   |
| 3 | 1/16 Bishop St OAKLEIGH 3166      | \$1,140,000 | 06/08/2024   |

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:

30/09/2024 10:10



 2    1    1

**Rooms:** 3  
**Property Type:** House  
**Land Size:** 435 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,070,000 - \$1,170,000  
**Median House Price**  
 30/09/2023 - 29/09/2024: \$1,330,000

## Comparable Properties



**1/162 Kangaroo Rd HUGHESDALE 3166 (REI)**   Agent Comments

 4    2    2

**Price:** \$1,223,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 306 sqm approx



**8 Clyde St OAKLEIGH 3166 (REI)**   Agent Comments

 2    1    -

**Price:** \$1,185,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 302 sqm approx



**1/16 Bishop St OAKLEIGH 3166 (REI)**   Agent Comments

 3    1    2

**Price:** \$1,140,000  
**Method:** Sold Before Auction  
**Date:** 06/08/2024  
**Property Type:** Unit