

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

6 GORDON AVENUE OAKLEIGH EAST 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Oakleigh East

Period-from

01 Apr 2022

to

31 Mar 2023

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

| | | |
|---|-------------|-----------|
| 14 GORDON AVENUE OAKLEIGH EAST VIC 3166 | \$1,287,000 | 09-Dec-22 |
| 29 GORDON AVENUE OAKLEIGH EAST VIC 3166 | \$1,400,000 | 04-Mar-23 |
| 9 BOYD AVENUE OAKLEIGH EAST VIC 3166 | \$1,345,000 | 15-Oct-22 |

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: 12 April 2023



14 GORDON AVENUE OAKLEIGH
EAST VIC 3166

3
 -
 -

Sold Price **\$1,287,000** Sold Date **09-Dec-22**

Distance **0.07km**



29 GORDON AVENUE OAKLEIGH
EAST VIC 3166

-
 -
 -

Sold Price ^{RS} **\$1,400,000** Sold Date **04-Mar-23**

Distance **0.23km**



9 BOYD AVENUE OAKLEIGH EAST
VIC 3166

3
 1
 2

Sold Price **\$1,345,000** Sold Date **15-Oct-22**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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