

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

12 Taylor Street, Oakleigh, VIC 3166

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,332,500

Property Type

House

Suburb

OAKLEIGH

Period - From

25/05/2024

to

24/11/2024

Source

core_logic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 1a Preston Road Hughesdale Vic 3166	\$1,850,000	2024-10-05
2 6 Calembeena Avenue Hughesdale Vic 3166	\$1,830,000	2024-10-26
3		

This Statement of Information was prepared on:

25/11/2024