

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

13/41 RAILWAY AVENUE 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

\$170,000

&

\$185,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Aug 2023

to

31 Jul 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

20/41 RAILWAY AVENUE OAKLEIGH VIC 3166	\$195,000	31-Jan-24
21/41 RAILWAY AVENUE OAKLEIGH VIC 3166	\$173,000	13-Apr-24
25/41 RAILWAY AVENUE OAKLEIGH VIC 3166	\$198,000	04-Apr-23

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: 19 August 2024



20/41 RAILWAY AVENUE OAKLEIGH VIC 3166

 1  1  -

Sold Price

\$195,000

Sold Date

31-Jan-24

Distance

0km



21/41 RAILWAY AVENUE OAKLEIGH VIC 3166

 1  1  1

Sold Price

\$173,000

Sold Date

13-Apr-24

Distance

0km



25/41 RAILWAY AVENUE OAKLEIGH VIC 3166

 1  1  -

Sold Price

\$198,000

Sold Date

04-Apr-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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