

## 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

40 JOHN STREET OAKLEIGH VIC 3166

### Indicative selling price

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

Single Price

\$1,499,950

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,443,500

Property type

House

Suburb

Oakleigh

Period-from

01 Nov 2021

to

31 Oct 2022

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

7 CONNELL ROAD OAKLEIGH VIC 3166	\$1,435,000	27-Aug-22
6 MCINTOSH STREET OAKLEIGH VIC 3166	\$1,650,000	04-Jun-22
19 BISHOP STREET OAKLEIGH VIC 3166	\$1,525,000	14-May-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: 08 November 2022


**7 CONNELL ROAD OAKLEIGH VIC 3166**

Sold Price

<sup>RS</sup>
**\$1,435,000**

Sold Date

**27-Aug-22**


Distance

**0.47km**

**6 MCINTOSH STREET OAKLEIGH VIC 3166**

Sold Price

**\$1,650,000**

Sold Date

**04-Jun-22**


Distance

**0.66km**

**19 BISHOP STREET OAKLEIGH VIC 3166**

Sold Price

**\$1,525,000**

Sold Date

**14-May-22**


Distance

**0.74km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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