# 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

28 Hatter Street, Oakleigh Vic 3166

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,330,000	Pro	operty Type	Hou	se		Suburb	Oakleigh
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	17 Downing St OAKLEIGH 3166	\$1,395,000	15/02/2025
2	3 Hatter St OAKLEIGH 3166	\$1,300,000	20/11/2024
3	25 Hatter St OAKLEIGH 3166	\$1,427,000	05/10/2024

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:

13/03/2025 11:12









Property Type: House Land Size: 545 sqm approx Agent Comments

**Indicative Selling Price** \$1,200,000 - \$1,300,000 Median House Price Year ending December 2024: \$1,330,000

# **Comparable Properties**



17 Downing St OAKLEIGH 3166 (REI) 2 1 3

Price: \$1,395,000 Method: Auction Sale Date: 15/02/2025 Property Type: House (Res)

3 Hatter St OAKLEIGH 3166 (VG)



Agent Comments

Agent Comments

Price: \$1,300,000 Method: Sale Date: 20/11/2024 Property Type: House (Res) Land Size: 533 sqm approx



25 Hatter St OAKLEIGH 3166 (REI/VG)

2 3

Agent Comments

Price: \$1,427,000 Method: Auction Sale Date: 05/10/2024 Property Type: House (Res) Land Size: 566 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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