

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

36 GOLF LINKS 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,381,000

Property type

House

Suburb

Oakleigh

Period-from

01 Sep 2023

to

31 Aug 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

32 HEATH AVENUE OAKLEIGH VIC 3166

\$1,500,000

24-Aug-24

1 MOOROOKYLE AVENUE HUGHESDALE VIC 3166

\$1,565,000

14-Sep-24

176 HUNTINGDALE ROAD OAKLEIGH EAST VIC 3166

\$1,625,000

17-Aug-24

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: 24 September 2024

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32 HEATH AVENUE OAKLEIGH VIC 3166

Sold Price

^{RS}
\$1,500,000

Sold Date

24-Aug-24


4



1



2

Distance

0.91km

1 MOOROOKYLE AVENUE HUGHESDALE VIC 3166

Sold Price

^{RS}
\$1,565,000

Sold Date

14-Sep-24


3



1



1

Distance

0.98km

176 HUNTINGDALE ROAD OAKLEIGH EAST VIC 3166

Sold Price

^{RS}
\$1,625,000

Sold Date

17-Aug-24


5



3



4

Distance

1.64km
RS = Recent sale

UN = Undisclosed Sale

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