

# 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

2/35 Young 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)

Single price

\$1,425,000

or range between

&

### Median sale price

Median price

\$ 600,000

Property type

Unit

Suburb

OAKLEIGH

Period - From

27/04/2022

to

26/04/2023

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	27a Garnett Street Huntingdale Vic 3166	\$1,370,000	2023-02-18
2	69a Latham Street Bentleigh East Vic 3165	\$1,420,000	2023-02-11
3	1/35 Young Street Oakleigh Vic 3166	\$1,380,000	2023-04-22

This Statement of Information was prepared on:

27/04/2023

