

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

4/114-118 FERNTREE GULLY ROAD OAKLEIGH EAST 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jun 2023

to

31 May 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

3/114-118 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166	\$530,000	14-Dec-23
6/10-12 HILLTOP AVENUE CLAYTON VIC 3168	\$542,000	26-Apr-24
4/3 STOCKDALE AVENUE CLAYTON VIC 3168	\$570,000	27-May-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: 04 June 2024



**3/114-118 FERNTREE GULLY ROAD
OAKLEIGH EAST VIC 3166**

 2  1  1

Sold Price **\$530,000** Sold Date **14-Dec-23**

Distance **0km**



**6/10-12 HILLTOP AVENUE
CLAYTON VIC 3168**

 2  1  1

Sold Price ^{RS} **\$542,000** ^{UN} Sold Date **26-Apr-24**

Distance **1.3km**



**4/3 STOCKDALE AVENUE
CLAYTON VIC 3168**

 2  1  1

Sold Price ^{RS} **\$570,000** Sold Date **27-May-24**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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