

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

11 TURNBULL AVENUE 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

\$1,200,000

&

\$1,260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,177,500

Property type

House

Suburb

Oakleigh East

Period-from

01 Oct 2023

to

30 Sep 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

6 LEUMEAR STREET OAKLEIGH EAST VIC 3166	\$1,200,000	12-Sep-24
4 STAMFORD ROAD OAKLEIGH VIC 3166	\$1,205,500	07-Sep-24
16 EVELYN STREET CLAYTON VIC 3168	\$1,200,000	06-Sep-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: 28 October 2024

Hendrik Giam

M 0432856786

E hendrik.g@obrienrealestate.com.au


**6 LEUMEAR STREET OAKLEIGH
EAST VIC 3166**
 3  1  1

Sold Price

\$1,200,000

Sold Date

12-Sep-24

Distance

0.16km

**4 STAMFORD ROAD OAKLEIGH
VIC 3166**
 3  1  2

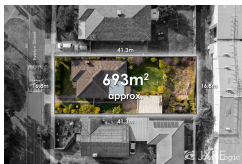
Sold Price

^{RS} **\$1,205,500**

Sold Date

07-Sep-24

Distance

1.82km

**16 EVELYN STREET CLAYTON VIC
3168**
 4  1  1

Sold Price

^{RS} **\$1,200,000**

Sold Date

06-Sep-24

Distance

2.31km
RS = Recent sale

UN = Undisclosed Sale

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