

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

1/119 BURLINGTON STREET 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

\$899,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,444

Property type

Unit

Suburb

Oakleigh

Period-from

01 Feb 2024

to

31 Jan 2025

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

47 HEATH AVENUE OAKLEIGH VIC 3166	\$985,000	29-Jan-25
1/3 SHAFTON STREET HUNTINGDALE VIC 3166	\$946,000	14-Sep-24
2/16 BISHOP STREET OAKLEIGH VIC 3166	\$875,000	03-Oct-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: 13 February 2025

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**47 HEATH AVENUE OAKLEIGH VIC 3166**3  2  1 

Sold Price

^{RS} **\$985,000**

Sold Date

29-Jan-25

Distance

0.24km**1/3 SHAFTON STREET HUNTINGDALE VIC 3166**3  1  2 

Sold Price

\$946,000

Sold Date

14-Sep-24

Distance

0.41km**2/16 BISHOP STREET OAKLEIGH VIC 3166**2  1  1 

Sold Price

\$875,000

Sold Date

03-Oct-24

Distance

0.92km**RS** = Recent sale**UN** = Undisclosed Sale

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