

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

18 DOWNING 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

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,443,500

Property type

House

Suburb

Oakleigh

Period-from

01 Nov 2021

to

31 Oct 2022

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

14 MORA AVENUE OAKLEIGH VIC 3166	\$1,150,000	18-Jun-22
46 GEORGE STREET OAKLEIGH VIC 3166	\$1,180,000	29-Jul-22
80 DALLAS AVENUE HUGHESDALE VIC 3166	\$1,220,000	20-Aug-22

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: 02 November 2022


14 MORA AVENUE OAKLEIGH VIC 3166

Sold Price

\$1,150,000

Sold Date

18-Jun-22
 3

 1

 1

Distance

0.5km

46 GEORGE STREET OAKLEIGH VIC 3166

Sold Price

^{RS} **\$1,180,000** ^{UN}

Sold Date

29-Jul-22
 3

 1

 2

Distance

0.85km

80 DALLAS AVENUE HUGHESDALE VIC 3166

Sold Price

\$1,220,000

Sold Date

20-Aug-22
 4

 2

 2

Distance

0.96km
RS = Recent sale

UN = Undisclosed Sale

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