

# 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 Westgate 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)

Range between \$1,580,000

&

\$1,680,000

### Median sale price

Median price \$1,577,500

Property Type House

Suburb Oakleigh

Period - From 01/01/2022

to 31/03/2022

Source REIV

### 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 six 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
1	188 Kangaroo Rd HUGHESDALE 3166	\$1,680,000	23/04/2022
2	11 Loreen St OAKLEIGH SOUTH 3167	\$1,565,000	13/11/2021
3	259 Poath Rd MURRUMBEENA 3163	\$1,510,000	30/12/2021

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 six months.~~

This Statement of Information was prepared on:

09/05/2022 13:04

1 Westgate Street, Oakleigh Vic 3166

**Jellis  
Craig**

Gavin van Rooyen

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**Indicative Selling Price**

\$1,580,000 - \$1,680,000

**Median House Price**

March quarter 2022: \$1,577,500



5 2 2

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 661 sqm approx

**Agent Comments**

## Comparable Properties



**188 Kangaroo Rd HUGHESDALE 3166 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 23/04/2022

**Property Type:** House (Res)

**Land Size:** 647 sqm approx



**11 Loreen St OAKLEIGH SOUTH 3167 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,565,000

**Method:** Auction Sale

**Date:** 13/11/2021

**Property Type:** House (Res)

**Land Size:** 603 sqm approx



**259 Poath Rd MURRUMBEENA 3163 (REI/VG)**

**Agent Comments**

4 1 2

**Price:** \$1,510,000

**Method:** Private Sale

**Date:** 30/12/2021

**Property Type:** House

**Land Size:** 632 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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