

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

21 Luntar Road, Oakleigh South Vic 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Oakleigh South

Period - From 01/04/2023

to

30/06/2023

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	34 Old Dandenong Rd OAKLEIGH SOUTH 3167	\$1,010,000	06/05/2023
2	24 Norwood St OAKLEIGH SOUTH 3167	\$1,010,000	01/07/2023
3	98 Sherbrooke Av OAKLEIGH SOUTH 3167	\$960,000	15/07/2023

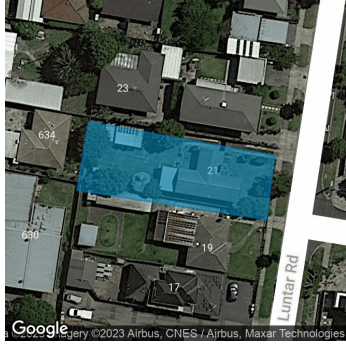
OR

~~**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:

27/07/2023 12:29

21 Luntar Road, Oakleigh South Vic 3167



2 1 2

Property Type: House
Land Size: 660 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
June quarter 2023: \$1,100,000

Comparable Properties



34 Old Dandenong Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3 2 4

Price: \$1,010,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 524 sqm approx



24 Norwood St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 2

Price: \$1,010,000
Method: Auction Sale
Date: 01/07/2023
Property Type: House (Res)



98 Sherbrooke Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 4

Price: \$960,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 530 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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