

# 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 Voumard Street, Oakleigh South Vic 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Oakleigh South

Period - From 01/04/2024 to 30/06/2024 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	27 Leigh St HUNTINGDALE 3166	\$1,180,000	01/06/2024
2	18 Ashbrook Ct OAKLEIGH SOUTH 3167	\$1,070,000	15/05/2024
3	1 Vivian Ct OAKLEIGH SOUTH 3167	\$1,150,000	11/05/2024

**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:

06/09/2024 15:57



3   2   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

June quarter 2024: \$1,300,000

## Comparable Properties



**27 Leigh St HUNTINGDALE 3166 (REI)**

Agent Comments

3   1   2

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** House (Res)

**Land Size:** 602 sqm approx



**18 Ashbrook Ct OAKLEIGH SOUTH 3167 (REI/VG)**

Agent Comments

3   1   4

**Price:** \$1,070,000

**Method:** Private Sale

**Date:** 15/05/2024

**Property Type:** House

**Land Size:** 610 sqm approx



**1 Vivian Ct OAKLEIGH SOUTH 3167 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 11/05/2024

**Property Type:** House (Res)

**Land Size:** 580 sqm approx

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