# 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	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Oakleigh South
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ad	dress 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.

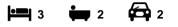
This Statement of Information was prepared on:

06/09/2024 15:57





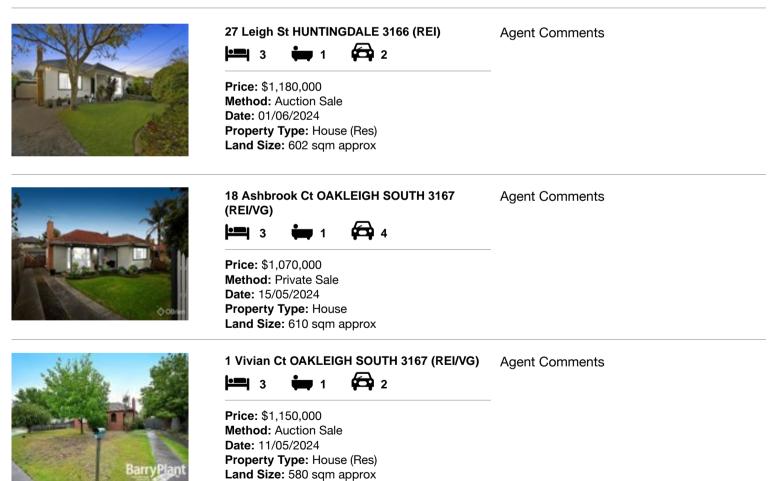




**Property Type:** House Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price June quarter 2024: \$1,300,000

# **Comparable Properties**



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