

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

15b 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 & \$1,020,000

Median sale price

Median price \$899,000 Property Type Townhouse Suburb Oakleigh South

Period - From 14/01/2021 to 13/01/2022 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	24 Acacia Av OAKLEIGH SOUTH 3167	\$1,000,000	27/11/2021
2	3/5 Reid St OAKLEIGH SOUTH 3167	\$990,000	08/09/2021
3	2/1073 Centre Rd OAKLEIGH SOUTH 3167	\$962,000	06/11/2021

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:

14/01/2022 09:40

15b Luntar Road, Oakleigh South Vic 3167

Ryan Counihan

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3 2 2

Property Type: Townhouse

Land Size: 329 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,020,000

Median Townhouse Price

14/01/2021 - 13/01/2022: \$899,000

Comparable Properties



24 Acacia Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments

4 3 2

Price: \$1,000,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Townhouse (Res)

Land Size: 200 sqm approx



3/5 Reid St OAKLEIGH SOUTH 3167 (VG)

Agent Comments

2 - -

Price: \$990,000

Method: Sale

Date: 08/09/2021

Property Type: Flat/Unit/Apartment (Res)



2/1073 Centre Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

4 2 2

Price: \$962,000

Method: Auction Sale

Date: 06/11/2021

Property Type: Townhouse (Res)

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



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