

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

2/348 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

2/9 DUNSTAN STREET CLAYTON VIC 3168	\$762,000	17-Nov-23
3/348 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167	\$820,000	19-Dec-23
1/11 MANOON ROAD CLAYTON SOUTH VIC 3169	\$855,000	02-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 17 April 2024



2/9 DUNSTAN STREET CLAYTON VIC 3168

Sold Price

\$762,000

Sold Date

17-Nov-23


3



1



2

Distance

1.59km


3/348 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167

Sold Price

\$820,000

Sold Date

19-Dec-23


3



1



1

Distance

0.01km


1/11 MANOON ROAD CLAYTON SOUTH VIC 3169

Sold Price

\$855,000

Sold Date

02-Dec-23


3



2



2

Distance

1.8km
RS = Recent sale

UN = Undisclosed Sale

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