

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

2/1391 North Road, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Oakleigh East

Period - From 01/10/2024 to 31/12/2024 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	3/20 Irwin St CLAYTON 3168	\$791,088	16/11/2024
2	1/24 Alexander Av OAKLEIGH EAST 3166	\$750,000	15/10/2024
3	1/32 Dublin St OAKLEIGH EAST 3166	\$820,000	31/08/2024

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:

23/01/2025 15:27

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2024: \$850,000



3 1 2

Property Type: UNIT

Land Size: 330 sqm approx

Agent Comments

Comparable Properties



3/20 Irwin St CLAYTON 3168 (REI/VG)

Agent Comments

3 1 1

Price: \$791,088

Method: Auction Sale

Date: 16/11/2024

Property Type: Unit



1/24 Alexander Av OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

3 1 1

Price: \$750,000

Method: Sold Before Auction

Date: 15/10/2024

Property Type: Unit



1/32 Dublin St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

3 1 1

Price: \$820,000

Method: Auction Sale

Date: 31/08/2024

Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222