

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

1/4 FRANKLYN STREET OAKLEIGH EAST VIC 3166

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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Oct 2023

to

30 Sep 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

1/3C INNELLAN ROAD MURRUMBEENA VIC 3163	\$470,000	05-Oct-24
12/71-73 COORIGIL ROAD CARNEGIE VIC 3163	\$480,000	21-Sep-24
10/48 MOONYA ROAD CARNEGIE VIC 3163	\$520,000	26-Sep-24

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: 08 October 2024

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**1/3C INNELLAN ROAD
MURRUMBEENA VIC 3163**

1 1 -

Sold Price

^{RS} **\$470,000** Sold Date **05-Oct-24**

 Distance **4.32km**

**12/71-73 COORIGIL ROAD
CARNEGIE VIC 3163**

2 1 1

Sold Price

^{RS} **\$480,000** Sold Date **21-Sep-24**

 Distance **4.62km**

**10/48 MOONYA ROAD CARNEGIE
VIC 3163**

2 1 -

Sold Price

^{RS} **\$520,000** Sold Date **26-Sep-24**

 Distance **4.78km**

**11/13 CHURCHILL AVENUE
CHADSTONE VIC 3148**

2 1 1

Sold Price

^{RS} **\$480,000** Sold Date **20-Sep-24**

 Distance **2.21km**

**8/82 COORIGIL ROAD CARNEGIE
VIC 3163**

2 1 1

Sold Price

^{RS} **\$470,000** Sold Date **12-Sep-24**

 Distance **4.55km**

**11/61-63 KANOOKA GROVE
CLAYTON VIC 3168**

2 1 -

Sold Price

^{RS} **\$415,000** Sold Date **07-Oct-24**

 Distance **2.01km**

RS = Recent sale

UN = Undisclosed Sale

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