

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

21 Washington Drive, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$960,000 & \$1,056,000

Median sale price

Median price \$1,212,500 Property Type House Suburb Oakleigh South

Period - From 01/10/2021 to 30/09/2022 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	27 Salem Av OAKLEIGH SOUTH 3167	\$1,106,500	30/08/2022
2	29 Bakers Rd OAKLEIGH SOUTH 3167	\$970,500	17/11/2022
3	7 Sherbrooke Av OAKLEIGH SOUTH 3167	\$955,000	15/10/2022

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:

11/01/2023 12:29

21 Washington Drive, Oakleigh South Vic 3167



Jimmy Kok

03 9899 7888

0419 369 570

jimmy.kok@ihomesre.com.au

Indicative Selling Price

\$960,000 - \$1,056,000

Median House Price

Year ending September 2022: \$1,212,500



3 2 2

Property Type: House

Agent Comments

Comparable Properties



27 Salem Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 2

Price: \$1,106,500

Method: Private Sale

Date: 30/08/2022

Property Type: House

Land Size: 585 sqm approx



29 Bakers Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3 2 -

Price: \$970,500

Method: Sold Before Auction

Date: 17/11/2022

Property Type: House (Res)

Land Size: 613 sqm approx

7 Sherbrooke Av OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3 2 2

Price: \$955,000

Method: Auction Sale

Date: 15/10/2022

Property Type: House (Res)

Land Size: 543 sqm approx

Account - iHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822



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