

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

1377 North Road, Oakleigh East Vic 3166

Indicative selling price

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

Single price

\$1,149,000

Median sale price

Median price

\$1,102,500

Property Type

House

Suburb

Oakleigh East

Period - From

01/07/2020

to

30/06/2021

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	1789 Dandenong Rd OAKLEIGH EAST 3166	\$1,195,000	28/08/2021
2	1203 North Rd OAKLEIGH 3166	\$1,140,000	14/08/2021
3	169 Huntingdale Rd OAKLEIGH EAST 3166	\$1,130,000	06/10/2021

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:

13/10/2021 14:33



3 1 3

Property Type: House
Land Size: 687 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,149,000
Median House Price
 Year ending June 2021: \$1,102,500

Comparable Properties



1789 Dandenong Rd OAKLEIGH EAST 3166 (REI) [Agent Comments](#)

3 1 2

Price: \$1,195,000
Method: Auction Sale
Date: 28/08/2021
Property Type: House (Res)
Land Size: 700 sqm approx



1203 North Rd OAKLEIGH 3166 (REI) [Agent Comments](#)

4 1 2

Price: \$1,140,000
Method: Auction Sale
Date: 14/08/2021
Property Type: House
Land Size: 709 sqm approx



169 Huntingdale Rd OAKLEIGH EAST 3166 (REI) [Agent Comments](#)

3 1 1

Price: \$1,130,000
Method: Private Sale
Date: 06/10/2021
Property Type: House
Land Size: 616 sqm approx

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