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	27 Bishop Street, Oakleigh Vic 3166

Indicative selling price

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

Single price $1,765,000

Median sale price

Median price $1,450,000 Property Type House Suburb Oakleigh

Period - From 01/10/2021 to 31/12/2021 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	30 Atkinson St MURRUMBEENA 3163	$1,782,000	07/04/2022
2	39 Eastgate St OAKLEIGH 3166	$1,767,000	26/03/2022
3	33 Taunton Av OAKLEIGH SOUTH 3167	$1,765,000	18/11/2021

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: 11/04/2022 09:26

RT Edgar



5 3 2

Property Type: House (Res)
Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price
$1,765,000
Median House Price
December quarter 2021: $1,450,000

Comparable Properties

30 Atkinson St MURRUMBEENA 3163 (REI)

4 2 1

Price: $1,782,000
Method: Auction Sale
Date: 07/04/2022
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



39 Eastgate St OAKLEIGH 3166 (REI)

4 2 3

Price: $1,767,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)

Agent Comments

536sqm land



33 Taunton Av OAKLEIGH SOUTH 3167 (REI/VG)

4 2 2

Price: $1,765,000
Method: Auction Sale
Date: 18/11/2021
Property Type: House (Res)
Land Size: 661 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE | propertydata.com.au

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