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	24 Cheel Street, Oakleigh East Vic 3166

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,170,000 Property Type House Suburb Oakleigh East

Period - From 14/10/2023 to 13/10/2024 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	19 Hargreaves St HUNTINGDALE 3166	$1,168,000	06/07/2024
2	18 Lanham St OAKLEIGH EAST 3166	$1,170,000	06/07/2024
3	11 Lerina St OAKLEIGH EAST 3166	$1,170,000	11/06/2024

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: 14/10/2024 12:42

24 Cheel Street, Oakleigh East Vic 3166



2 1 2

Property Type: House
Land Size: 850 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000
Median House Price
14/10/2023 - 13/10/2024: $1,170,000

Comparable Properties



19 Hargreaves St HUNTINGDALE 3166 (REI/VG)

3 2 2

Price: $1,168,000
Method: Private Sale
Date: 06/07/2024
Property Type: House
Land Size: 602 sqm approx

Agent Comments



18 Lanham St OAKLEIGH EAST 3166 (REI)

3 1 2

Price: $1,170,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



11 Lerina St OAKLEIGH EAST 3166 (REI/VG)

3 2 2

Price: $1,170,000
Method: Sold Before Auction
Date: 11/06/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036

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