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	12 Columbia Street, Oakleigh South Vic 3167

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,220,000 Property Type House Suburb Oakleigh South

Period - From 01/07/2023 to 30/06/2024 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	46 Sherbrooke Av OAKLEIGH SOUTH 3167	$1,065,000	14/08/2024
2	27 Norwood St OAKLEIGH SOUTH 3167	$1,000,000	27/04/2024
3	23 Washington Dr OAKLEIGH SOUTH 3167	$955,000	25/03/2024

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: 10/09/2024 11:53

12 Columbia Street, Oakleigh South Vic 3167



3 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending June 2024: $1,220,000

Comparable Properties



46 Sherbrooke Av OAKLEIGH SOUTH 3167 (REI)

3 1 2

Price: $1,065,000
Method: Sold Before Auction
Date: 14/08/2024
Property Type: House (Res)
Land Size: 579 sqm approx

Agent Comments



27 Norwood St OAKLEIGH SOUTH 3167 (REI/VG)

4 2 4

Price: $1,000,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments



23 Washington Dr OAKLEIGH SOUTH 3167 (REI/VG)

3 1 1

Price: $955,000
Method: Sold Before Auction
Date: 25/03/2024
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

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

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