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	1/64 Golf Links Avenue, Oakleigh Vic 3166

Indicative selling price

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

Single price $990,000

Median sale price

Median price $1,250,000 Property Type House Suburb Oakleigh

Period - From 01/07/2024 to 30/09/2024 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	142 Haughton Rd OAKLEIGH 3166	$1,010,000	12/10/2024
2	24 Elata St OAKLEIGH SOUTH 3167	$970,000	12/10/2024
3			

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 11:01

1/64 Golf Links Avenue, Oakleigh Vic 3166



2 1 2

Property Type: House
Land Size: 323 sqm approx

Agent Comments

Indicative Selling Price
$990,000
Median House Price
September quarter 2024: $1,250,000

Comparable Properties



142 Haughton Rd OAKLEIGH 3166 (REI)

3 1 3

Price: $1,010,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 379 sqm approx

Agent Comments



24 Elata St OAKLEIGH SOUTH 3167 (REI)

3 2 1

Price: $970,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit
Land Size: 326 sqm approx

Agent Comments

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.

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

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