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	34 Cameron Avenue, 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 $1,300,000 Property Type House Suburb Oakleigh South

Period - From 01/04/2024 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	1 Berrigan Ct OAKLEIGH SOUTH 3167	$970,000	16/05/2024
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: 23/09/2024 10:28

34 Cameron Avenue, Oakleigh South Vic 3167



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
June quarter 2024: $1,300,000

Comparable Properties



1 Berrigan Ct OAKLEIGH SOUTH 3167 (REI/VG)

3 2 2

Price: $970,000
Method: Private Sale
Date: 16/05/2024
Property Type: House
Land Size: 562 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 9572 1666 | F: 03 9572 2480

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