

Statement of information

41-43 RILEY STREET, OAKLEIGH SOUTH, VIC 3167

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



41-43 RILEY STREET, OAKLEIGH SOUTH, 2 1 1

Indicative Selling Price

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

Single Price: **$725,000**

Provided by: Jamila Christensen , Ray White Bentleigh

MEDIAN SALE PRICE



OAKLEIGH SOUTH, VIC, 3167

Suburb Median Sale Price (Unit)

$799,500

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



2/216 WARRIGAL RD, OAKLEIGH SOUTH, VIC 2 1 1

Sale Price

$719,000

Sale Date: 07/12/2024

Distance from Property: 1.8km



1/31 SANDALWOOD DR, OAKLEIGH SOUTH, 2 1 1

Sale Price

***$720,000**

Sale Date: 08/03/2025

Distance from Property: 1.6km



3/2-18 BOURKE RD, OAKLEIGH SOUTH, VIC 2 1 1

Sale Price

***$703,500**

Sale Date: 01/03/2025

Distance from Property: 1.7km

This report has been compiled on 19/03/2025 by Ray White Bentleigh. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	41-43 RILEY STREET, OAKLEIGH SOUTH, VIC 3167

Indicative selling price

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

Single Price:	$725,000

Median sale price

Median price	$799,500	Property type	Unit	Suburb	OAKLEIGH SOUTH
Period	01 January 2024 to 31 December 2024	Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/216 WARRIGAL RD, OAKLEIGH SOUTH, VIC 3167	$719,000	07/12/2024
1/31 SANDALWOOD DR, OAKLEIGH SOUTH, VIC 3167	*$720,000	08/03/2025
3/2-18 BOURKE RD, OAKLEIGH SOUTH, VIC 3167	*$703,500	01/03/2025

This Statement of Information was prepared on: 19/03/2025