# 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<br>Including suburb and postcode | 2/20 Grandview Grove, Oakleigh VIC 3166 |

## Indicative selling price

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

Range between $1,200,000 & $1,320,000

## Median sale price

Median price $580,000 Property Type Unit Suburb Oakleigh

Period - From 01/04/2025 to 01/10/2025 Source Cotality™

## 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1/1255 North Road Oakleigh VIC 3166 | $1,268,188 | 05/07/2025 |
| 3/6 Crana Court Chadstone VIC 3148 | $1,200,000 | 06/07/2025 |
| 3/27 Atkinson Street Chadstone VIC 3148 | $1,250,000 | 13/09/2025 |

This Statement of Information was prepared on: 02/10/2025