

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

4/22 Golf Links Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$502,500 Property Type Unit Suburb Oakleigh

Period - From 26/09/2023 to 25/09/2024 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	9/122 Atherton Rd OAKLEIGH 3166	\$662,000	13/09/2024
2	2/22 Golf Links Av OAKLEIGH 3166	\$705,000	18/07/2024
3	3/24 Golf Links Av OAKLEIGH 3166	\$745,000	23/05/2024

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:

26/09/2024 15:29



Rooms: 3

Property Type: Villa

Agent Comments

Comparable Properties



9/122 Atherton Rd OAKLEIGH 3166 (REI)

Agent Comments



Price: \$662,000

Method: Sold Before Auction

Date: 13/09/2024

Property Type: Unit

Land Size: 159 sqm approx



2/22 Golf Links Av OAKLEIGH 3166 (REI)

Agent Comments



Price: \$705,000

Method: Auction Sale

Date: 18/07/2024

Property Type: Unit

renovated



3/24 Golf Links Av OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$745,000

Method: Auction Sale

Date: 23/05/2024

Property Type: Unit

renovated