

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

1/54 BERKELEY STREET HUNTINGDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Huntingdale

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

1/2 OBERON AVENUE OAKLEIGH EAST VIC 3166	\$1,200,000	26-Mar-22
2/2 OBERON AVENUE OAKLEIGH EAST VIC 3166	\$1,280,000	21-Jan-22
3/2 OBERON AVENUE OAKLEIGH EAST VIC 3166	\$1,100,000	27-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 13 July 2022



**1/2 OBERON AVENUE OAKLEIGH
EAST VIC 3166**

 4  4  2

Sold Price

\$1,200,000

Sold Date

26-Mar-22

Distance

0.47km



**2/2 OBERON AVENUE OAKLEIGH
EAST VIC 3166**

 4  3  2

Sold Price

\$1,280,000

Sold Date

21-Jan-22

Distance

0.48km



**3/2 OBERON AVENUE OAKLEIGH
EAST VIC 3166**

 4  3  2

Sold Price

\$1,100,000

Sold Date

27-Mar-22

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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