

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

3/12 Valley Street Oakleigh South VIC 3167

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

\$1,080,000

&

\$1,160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,167,500

Property type

Other

Suburb

Oakleigh South

Period-from

01 Feb 2021

to

31 Jan 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

1/1 Coora Road Oakleigh South VIC 3167

\$1,050,000

29-Nov-21

17 Voumard Street Oakleigh South VIC 3167

\$1,205,000

29-Jan-22

2/8 Acacia Avenue Oakleigh South VIC 3167

\$1,110,008

18-Nov-21

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.~~

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1/1 Coora Road Oakleigh South VIC 3167 Sold Price **\$1,050,000** Sold Date **29-Nov-21**

4 2 2

Distance **0.39km**



17 Voumard Street Oakleigh South VIC 3167 Sold Price ^{RS} **\$1,205,000** Sold Date **29-Jan-22**

4 3 2

Distance **0.86km**



2/8 Acacia Avenue Oakleigh South VIC 3167 Sold Price **\$1,110,008** Sold Date **18-Nov-21**

3 3 2

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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