

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

15 McCormick Court 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

\$985,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Apr 2019

to

31 Mar 2020

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

3 Dalbeattie Drive Clarinda VIC 3169	\$942,500	21-Mar-20
11 Emerald Street Oakleigh South VIC 3167	\$951,000	14-Dec-19
55 Arunta Crescent Clarinda VIC 3169	\$981,000	15-Feb-20

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: 06 April 2020


3 Dalbeattie Drive Clarinda VIC 3169

Sold Price

\$942,500

Sold Date

21-Mar-20
 4
 2
 1

Distance

0.49km

11 Emerald Street Oakleigh South VIC 3167

Sold Price

\$951,000

Sold Date

14-Dec-19
 3
 1
 2

Distance

1.08km

55 Arunta Crescent Clarinda VIC 3169

Sold Price

\$981,000

Sold Date

15-Feb-20
 4
 2
 1

Distance

1.22km
RS = Recent sale

UN = Undisclosed Sale

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