

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

1/2-18 Bourke Road 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jun 2019

to

31 May 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

7/2 Fermont Court Clarinda VIC 3169	\$575,000	27-May-20
6/104 Springs Road Clarinda VIC 3169	\$570,000	22-Nov-19
3/31-33 Tully Road Clarinda VIC 3169	\$550,000	21-Mar-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: 15 June 2020



7/2 Fermont Court Clarinda VIC 3169

Sold Price ^{RS} **\$575,000** Sold Date **27-May-20**

2 2 1

Distance **1.08km**



6/104 Springs Road Clarinda VIC 3169

Sold Price **\$570,000** Sold Date **22-Nov-19**

2 1 1

Distance **1.43km**



3/31-33 Tully Road Clarinda VIC 3169

Sold Price **\$550,000** Sold Date **21-Mar-20**

2 2 1

Distance **2.04km**

RS = Recent sale **UN** = Undisclosed Sale

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