

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

20/36-44 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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,250

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Dec 2018

to

30 Nov 2019

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

6/104 Springs Road Clarinda VIC 3169	\$570,000	23-Nov-19
1/189 Elder Street South Clarinda VIC 3169	\$560,000	31-Oct-19
17/104 Springs Road Clarinda VIC 3169	\$552,000	04-Jul-19

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: 21 December 2019



6/104 Springs Road Clarinda VIC 3169

 2  1  1

Sold Price

^{RS}

\$570,000

Sold Date

23-Nov-19

Distance

1.19km



1/189 Elder Street South Clarinda VIC 3169

 2  1  1

Sold Price

\$560,000

Sold Date

31-Oct-19

Distance

1.04km



17/104 Springs Road Clarinda VIC 3169

 2  1  1

Sold Price

\$552,000

Sold Date

04-Jul-19

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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