

## 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

976 CENTRE ROAD OAKLEIGH SOUTH VIC 3167

### Indicative selling price

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

Single Price

or range  
between

\$899,000

&

\$988,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/10-12 WALLACE AVENUE OAKLEIGH SOUTH VIC 3167

\$932,888

17-Jul-24

2/27 CAMERON AVENUE OAKLEIGH SOUTH VIC 3167

\$1,116,800

24-May-24

2/6 SINCLAIR STREET OAKLEIGH SOUTH VIC 3167

\$800,000

28-Jun-24

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 October 2024

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**2/10-12 WALLACE AVENUE  
OAKLEIGH SOUTH VIC 3167**

3 3 2

Sold Price **\$932,888** Sold Date **17-Jul-24**

Distance **1.82km**



**2/27 CAMERON AVENUE  
OAKLEIGH SOUTH VIC 3167**

4 3 2

Sold Price **\$1,116,800** Sold Date **24-May-24**

Distance **0.27km**



**2/6 SINCLAIR STREET OAKLEIGH  
SOUTH VIC 3167**

4 2 2

Sold Price **\$800,000** Sold Date **28-Jun-24**

Distance **1.82km**

RS = Recent sale UN = Undisclosed Sale

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