

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

2/14 Wallace Avenue 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

\$820,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Other

Suburb

Oakleigh South

Period-from

01 Feb 2019

to

31 Jan 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

3/34 Valley Street Oakleigh South VIC 3167	\$820,200	22-Feb-20
2/6A Stradbroke Street Oakleigh South VIC 3167	\$850,000	25-Oct-19
1/7 Madeleine Road Clayton VIC 3168	\$850,000	10-Jan-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: 27 February 2020



3/34 Valley Street Oakleigh South VIC 3167

3 2 4

Sold Price

RS

\$820,200

Sold Date **22-Feb-20**

Distance **0.39km**



2/6A Stradbroke Street Oakleigh South VIC 3167

3 2 1

Sold Price

\$850,000

Sold Date **25-Oct-19**

Distance **0.49km**



1/7 Madeleine Road Clayton VIC 3168

3 2 2

Sold Price

RS

\$850,000

Sold Date **10-Jan-20**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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