

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

2/1256 North 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Mar 2021

to

28 Feb 2022

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

5/1250-1252 North Road Oakleigh South VIC 3167	\$675,000	20-Dec-21
2/47 Golf Links Avenue Oakleigh VIC 3166	\$765,000	20-Dec-21
5/22 Golf Links Avenue Oakleigh VIC 3166	\$755,000	17-Nov-21

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: 01 March 2022



5/1250-1252 North Road Oakleigh South VIC 3167

 2  1  1

Sold Price

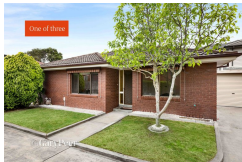
\$675,000

Sold Date

20-Dec-21

Distance

0.05km



2/47 Golf Links Avenue Oakleigh VIC 3166

 2  1  2

Sold Price

\$765,000

Sold Date

20-Dec-21

Distance

0.66km



5/22 Golf Links Avenue Oakleigh VIC 3166

 2  1  1

Sold Price

\$755,000

Sold Date

17-Nov-21

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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