# 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

#### 27 SALEM 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	\$1,120,000		<del>or range</del> <del>between</del>			&					
Median sale price (*Delete house or unit as applicable)											
Median Price	\$1,211,250	Prop	perty type	House		Suburb	Oakleigh South				
Period-from	01 Aug 2021	to	31 Jul 2	022	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 RILEY STREET OAKLEIGH SOUTH VIC 3167	\$1,122,000	04-Jul-22	
13 SUMERSETT AVENUE OAKLEIGH SOUTH VIC 3167	\$1,120,000	15-Jul-22	

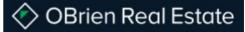
#### OR

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.

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consumer.vic.gov.au



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2 RILEY STREET OAKLEIGH SOUTH Sold Price
RS\$\$1,122,000
Sold Date
04-Jul-22

VIC 3167
Image: Signal Stress of Signal Str

 ERSETT	AVENUE OAKLEIGH Sold Price	<sup>RS</sup> <b>\$1,120,000</b> Sold Date	15-Jul-22
 A 1		Distance	1.14km

#### RS = Recent sale UN = Undisclosed Sale

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