

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,120,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,211,250

Property type

House

Suburb

Oakleigh South

Period-from

01 Aug 2021

to

31 Jul 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

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.

This Statement of Information was prepared on: 27 August 2022


**2 RILEY STREET OAKLEIGH SOUTH  
VIC 3167**

Sold Price

<sup>RS</sup> **\$1,122,000** <sup>UN</sup>

Sold Date

**04-Jul-22**


4



2



2

Distance

**0.75km**
**13 SUMERSETT AVENUE OAKLEIGH  
SOUTH VIC 3167**

Sold Price

<sup>RS</sup> **\$1,120,000**

Sold Date

**15-Jul-22**


3



1



2

Distance

**1.14km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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