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		or range between			&					
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	

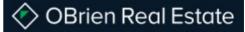
OR

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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Hendrik Giam

M 0432856786

E hendrik.g@obrienrealestate.com.au



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	^{RS} \$1,120,000 Sold Date	15-Jul-22
 A 1		Distance	1.14km

RS = Recent sale UN = Undisclosed Sale

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