

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

74 Axford Crescent 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Mar 2019

to

29 Feb 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

27 Haigh Street Bentleigh East VIC 3165	\$705,000	18-Jan-20
2/978 Centre Road Oakleigh South VIC 3167	\$765,000	22-Oct-19
2/2 Nina Court Bentleigh East VIC 3165	\$661,500	21-Sep-19

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: 03 March 2020

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27 Haigh Street Bentleigh East VIC 3165

Sold Price

\$705,000

Sold Date

18-Jan-20

 3  2  1

Distance

0.17km



2/978 Centre Road Oakleigh South VIC 3167

Sold Price

\$765,000

Sold Date

22-Oct-19

 2  2  1

Distance

0.6km



2/2 Nina Court Bentleigh East VIC 3165

Sold Price

\$661,500

Sold Date

21-Sep-19

 2  1  2

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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