

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

20 BUNNEY 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

\$1,100,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Dec 2023

to

30 Nov 2024

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

4 WATSON COURT CLARINDA VIC 3169	\$1,356,500	14-Sep-24
55 GLENELG DRIVE CLAYTON SOUTH VIC 3169	\$1,084,300	26-Nov-24
34 CAMERON AVENUE OAKLEIGH SOUTH VIC 3167	\$1,065,000	19-Oct-24

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: 18 December 2024

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4 WATSON COURT CLARINDA VIC 3169

Sold Price

^{RS}

\$1,356,500

Sold Date

14-Sep-24

 3  2  2

Distance

0.67km



55 GLENELG DRIVE CLAYTON SOUTH VIC 3169

Sold Price

^{RS}

\$1,084,300

Sold Date

26-Nov-24

 3  2  2

Distance

1.41km



34 CAMERON AVENUE OAKLEIGH SOUTH VIC 3167

Sold Price

^{RS}

\$1,065,000

Sold Date

19-Oct-24

 3  2  2

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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