

## 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

204/1213 CENTRE ROAD 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

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Feb 2023

to

31 Jan 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

|   |           |           |
|---|-----------|-----------|
| 10/1324-1328 CENTRE ROAD CLAYTON SOUTH VIC 3169 | \$396,000 | 09-Oct-23 |
| 108/1213 CENTRE ROAD OAKLEIGH SOUTH VIC 3167    | \$465,888 | 08-Nov-23 |
| 2/24 BURTON AVENUE CLAYTON VIC 3168             | \$455,000 | 07-Aug-23 |

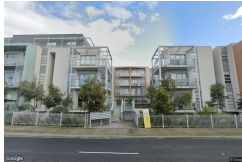
OR

**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: 05 February 2024


**10/1324-1328 CENTRE ROAD  
 CLAYTON SOUTH VIC 3169**
 2   
  1   
  1

 Sold Price    **\$396,000**    Sold Date    **09-Oct-23**

 Distance    **1.44km**

**108/1213 CENTRE ROAD OAKLEIGH  
 SOUTH VIC 3167**
 2   
  1   
  2

 Sold Price    **\$465,888**    Sold Date    **08-Nov-23**

 Distance    **0km**

**2/24 BURTON AVENUE CLAYTON  
 VIC 3168**
 2   
  1   
  1

 Sold Price    **\$455,000**    Sold Date    **07-Aug-23**

 Distance    **1.4km**

RS = Recent sale    UN = Undisclosed Sale

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