

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Swaran Court Oakleigh South, 3167
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$1,150,000 & \$1,250,000
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Median sale price

Median price	\$1,215,690	Property Type	HOUSE	Suburb	OAKLEIGH SOUTH
Period - From	01-Oct-2021	to	30-Sep-2022	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	1 Ellesmere Street, Oakleigh South VIC 3167	\$1,257,500	27-Aug-2022
2	3 Acorn Court, Oakleigh South VIC 3167	\$1,195,000	02-Jul-2022
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 six months.

This statement of information was prepared on 21-Nov-2022 at 11:51:21 AM EST