

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

2/7 CLAUDEL STREET OAKLEIGH EAST VIC 3166

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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Mar 2024

to

28 Feb 2025

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

| | | |
|---|-----------|-----------|
| 1/24 ALEXANDER AVENUE OAKLEIGH EAST VIC 3166 | \$750,000 | 15-Oct-24 |
| 4/131 CLAYTON ROAD OAKLEIGH EAST VIC 3166 | \$800,000 | 18-Sep-24 |
| 5/15-17 CALISTA AVENUE OAKLEIGH EAST VIC 3166 | \$860,000 | 23-Sep-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: 03 March 2025

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**1/24 ALEXANDER AVENUE
OAKLEIGH EAST VIC 3166**

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Sold Price **\$750,000** Sold Date **15-Oct-24**Distance **0.56km****4/131 CLAYTON ROAD OAKLEIGH
EAST VIC 3166**

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Sold Price **\$800,000** Sold Date **18-Sep-24**Distance **0.73km****5/15-17 CALISTA AVENUE
OAKLEIGH EAST VIC 3166**

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Sold Price **\$860,000** Sold Date **23-Sep-24**Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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