

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

2/14 SUMERSETT AVENUE 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

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Nov 2023

to

31 Oct 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

1/23 GOLF ROAD OAKLEIGH SOUTH VIC 3167	\$1,150,000	03-Aug-24
1/1145 NORTH ROAD OAKLEIGH VIC 3166	\$1,154,500	06-Aug-24
67 EASTGATE STREET OAKLEIGH VIC 3166	\$1,220,000	20-Jul-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: 25 November 2024

Gareth Apswoode

M 0408659045

E gareth.a@obrienrealestate.com.au

**1/23 GOLF ROAD OAKLEIGH
SOUTH VIC 3167**

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Sold Price **\$1,150,000** Sold Date **03-Aug-24**Distance **0.36km****1/1145 NORTH ROAD OAKLEIGH
VIC 3166**

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Sold Price **\$1,154,500** Sold Date **06-Aug-24**Distance **0.6km****67 EASTGATE STREET OAKLEIGH
VIC 3166**

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Sold Price **\$1,220,000** Sold Date **20-Jul-24**Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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