

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

1/5 Luntar 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

\$725,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,500

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Feb 2021

to

31 Jan 2022

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 Tular Avenue Oakleigh South VIC 3167	\$765,000	22-Sep-21
13A Glennie Avenue Oakleigh South VIC 3167	\$705,000	11-Dec-21
1/41 Mackie Road Bentleigh East VIC 3165	\$781,000	13-Dec-21

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: 07 February 2022



1 Tular Avenue Oakleigh South VIC 3167

Sold Price

^{RS}

\$765,000

Sold Date

22-Sep-21

 2

 1

 1

Distance

0.23km



13A Glennie Avenue Oakleigh South VIC 3167

Sold Price

^{RS}

\$705,000

Sold Date

11-Dec-21

 2

 1

 1

Distance

0.13km



1/41 Mackie Road Bentleigh East VIC 3165

Sold Price

^{RS}

\$781,000

Sold Date

13-Dec-21

 2

 1

 1

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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