

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

1/3 Stradbroke Street, Oakleigh South, VIC 3167

Indicative selling price

Single Price or Range between

\$649,000

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

Median sale price

Median Price \$655,000	Property Type Unit	Suburb OAKLEIGH SOUTH
Period From 24/04/2019	Period To 24/10/2019	Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**3/1250-1252 NORTH ROAD
OAKLEIGH SOUTH**

3 1 1

Price \$700,000
Date of Sale 30/09/2019
Land 202 sqm



**1/3 OBERON AVENUE
OAKLEIGH EAST**

3 1 1

Price \$669,000
Date of Sale 27/07/2019
Land 356 sqm



**1/52 CLARINDA ROAD
CLARINDA**

3 1 1

Price \$642,000
Date of Sale 29/06/2019
Land 194 sqm