

## 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

2/6 DEVOY STREET OAKLEIGH SOUTH VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$920,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,205,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Oct 2021

to

30 Sep 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 1/27 LUNTAR ROAD OAKLEIGH SOUTH VIC 3167     | \$915,000 | 14-May-22 |
| 2/24 BRADFORD STREET BENTLEIGH EAST VIC 3165 | \$955,000 | 21-Sep-22 |
| 17/6 WILLGILSON COURT OAKLEIGH VIC 3166      | \$955,050 | 19-Jun-22 |

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: 17 October 2022


**1/27 LUNTAR ROAD OAKLEIGH  
SOUTH VIC 3167**
 3  2  1

Sold Price

**\$915,000**

Sold Date **14-May-22**

Distance **0.94km**

**2/24 BRADFORD STREET  
BENTLEIGH EAST VIC 3165**
 3  1  1

Sold Price

<sup>RS</sup> **\$955,000** <sup>UN</sup>

Sold Date **21-Sep-22**

Distance **0.99km**

**17/6 WILLGILSON COURT  
OAKLEIGH VIC 3166**
 2  2  2

Sold Price

**\$955,050**

Sold Date **19-Jun-22**

Distance **1.42km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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