

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

205/1217 CENTRE 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,250

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Nov 2021

to

31 Oct 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

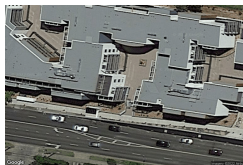
Date of sale

101/1215 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$430,000	10-Aug-22
302/1215 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$435,000	05-Sep-22
2/5 BURTON AVENUE CLAYTON VIC 3168	\$445,000	29-Oct-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: 29 November 2022



**101/1215 CENTRE ROAD OAKLEIGH
SOUTH VIC 3167**

 2  1  1

Sold Price

\$430,000

Sold Date

10-Aug-22

Distance

0km



**302/1215 CENTRE ROAD
OAKLEIGH SOUTH VIC 3167**

 2  1  1

Sold Price

\$435,000

Sold Date

05-Sep-22

Distance

0km



**2/5 BURTON AVENUE CLAYTON
VIC 3168**

 2  1  1

Sold Price

^{RS} **\$445,000** ^{UN}

Sold Date

29-Oct-22

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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