

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

1/14 Wallace 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Feb 2019

to

31 Jan 2020

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

2/6A Stradbroke Street Oakleigh South VIC 3167	\$850,000	25-Oct-19
3/330 Huntingdale Road Oakleigh South VIC 3167	\$873,000	16-Aug-19
1/7 Madeleine Road Clayton VIC 3168	\$850,000	10-Jan-20

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: 14 February 2020



2/6A Stradbroke Street Oakleigh South VIC 3167

3 2 1

Sold Price **\$850,000** Sold Date **25-Oct-19**

Distance **0.49km**



3/330 Huntingdale Road Oakleigh South VIC 3167

4 2 1

Sold Price **\$873,000** Sold Date **16-Aug-19**

Distance **0.62km**



1/7 Madeleine Road Clayton VIC 3168

3 2 2

Sold Price **\$850,000** Sold Date **10-Jan-20**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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