

# 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

3/1250-1252 North Road, Oakleigh South, VIC 3167

### Indicative selling price

Single Price or Range between

**\$580,000 - \$630,000**

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price

**\$665,000**

Property Type

**Unit**

Suburb

**OAKLEIGH SOUTH**

Period From

**24/03/2019**

Period To

**20/09/2019**

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



**7/56-62 GREVILLE STREET  
HUNTINGDALE**

2 1 1

Price \$610,500

Date of Sale 10/08/2019

Land 127 sqm



**2/1081 NORTH ROAD  
HUGHESDALE**

2 1 1

Price \$622,000

Date of Sale 20/06/2019

Land 288 sqm



**2/14 DELIA STREET  
OAKLEIGH SOUTH**

3 1 0

Price \$590,000

Date of Sale 29/05/2019

Land 643 sqm