

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

307/1213 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Apr 2024

to

31 Mar 2025

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

206/1217 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$507,777	10-Feb-25
107/1215 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$416,000	08-Nov-24
G07/1213 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$415,000	27-Nov-24

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: 02 April 2025



**206/1217 CENTRE ROAD
OAKLEIGH SOUTH VIC 3167**

2 1 2

Sold Price

\$507,777

Sold Date **10-Feb-25**

Distance

0km



**107/1215 CENTRE ROAD OAKLEIGH
SOUTH VIC 3167**

2 1 1

Sold Price

\$416,000

Sold Date **08-Nov-24**

Distance

0km



**G07/1213 CENTRE ROAD
OAKLEIGH SOUTH VIC 3167**

2 1 1

Sold Price

\$415,000

Sold Date **27-Nov-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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