

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

1/27 Cameron 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,102,500

Property type

Other

Suburb

Oakleigh South

Period-from

01 Nov 2020

to

31 Oct 2021

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

2/1073 Centre Road Oakleigh South VIC 3167	\$962,000	06-Nov-21
2/302 Warrigal Road Oakleigh South VIC 3167	\$965,000	18-Jun-21
2/348 Huntingdale Road Oakleigh South VIC 3167	\$887,000	10-Jul-21

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: 24 November 2021



2/1073 Centre Road Oakleigh South VIC 3167

 4  2  2

^{RS} **\$962,000** Sold Date **06-Nov-21**

Distance **0.2km**



2/302 Warrigal Road Oakleigh South VIC 3167

 4  2  2

Sold Price **\$965,000** Sold Date **18-Jun-21**

Distance **0.6km**



2/348 Huntingdale Road Oakleigh South VIC 3167

 3  2  1

Sold Price **\$887,000** Sold Date **10-Jul-21**

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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