

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

2/5 CLEEK 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,750

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Sep 2022

to

31 Aug 2023

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

| | | |
|--|-------------|-----------|
| 1/8 CHAUVEL STREET BENTLEIGH EAST VIC 3165 | \$1,325,000 | 29-May-23 |
| 1/21 GOLF LINKS AVENUE OAKLEIGH VIC 3166 | \$1,293,000 | 05-Aug-23 |
| 40A BISHOP STREET OAKLEIGH VIC 3166 | \$1,205,000 | 10-Jun-23 |

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: 06 September 2023



**1/8 CHAUVEL STREET BENTLEIGH
EAST VIC 3165**

Sold Price

^{RS}

\$1,325,000

Sold Date

29-May-23



3



3



2

Distance

0.49km



**1/21 GOLF LINKS AVENUE
OAKLEIGH VIC 3166**

Sold Price

^{RS}

\$1,293,000

Sold Date

05-Aug-23



5



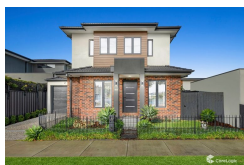
3



1

Distance

0.55km



**40A BISHOP STREET OAKLEIGH
VIC 3166**

Sold Price

\$1,205,000

Sold Date

10-Jun-23



3



2



2

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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