

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

2/1 LEROUX STREET OAKLEIGH VIC 3166

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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,444

Property type

Unit

Suburb

Oakleigh

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

4/22 GOLF LINKS AVENUE OAKLEIGH VIC 3166	\$638,000	26-Oct-24
4/33-35 GOLF LINKS AVENUE OAKLEIGH VIC 3166	\$667,000	29-Oct-24
1/8 STATE STREET OAKLEIGH EAST VIC 3166	\$670,000	25-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: 07 April 2025

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**4/22 GOLF LINKS AVENUE
OAKLEIGH VIC 3166**
 2  1  1

Sold Price **\$638,000** Sold Date **26-Oct-24**

Distance **1.56km**

**4/33-35 GOLF LINKS AVENUE
OAKLEIGH VIC 3166**
 2  1  1

Sold Price **\$667,000** Sold Date **29-Oct-24**

Distance **1.7km**

**1/8 STATE STREET OAKLEIGH
EAST VIC 3166**
 2  1  1

Sold Price **\$670,000** Sold Date **25-Nov-24**

Distance **0.53km**
RS = Recent sale

UN = Undisclosed Sale

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