

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

2/1A CONNELL ROAD 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Aug 2021

to

31 Jul 2022

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

2/77 BURLINGTON STREET OAKLEIGH VIC 3166	\$1,079,000	05-Mar-22
1/108 HAUGHTON ROAD OAKLEIGH VIC 3166	\$982,000	05-Mar-22
2/38 GOLF LINKS AVENUE OAKLEIGH VIC 3166	\$1,075,000	02-Apr-22

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.

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**2/77 BURLINGTON STREET
OAKLEIGH VIC 3166**

3 2 2

Sold Price **\$1,079,000** Sold Date **05-Mar-22**

Distance **0.26km**



**1/108 HAUGHTON ROAD
OAKLEIGH VIC 3166**

3 2 1

Sold Price **\$982,000** Sold Date **05-Mar-22**

Distance **0.87km**



**2/38 GOLF LINKS AVENUE
OAKLEIGH VIC 3166**

3 2 1

Sold Price **\$1,075,000** Sold Date **02-Apr-22**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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