

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

1/19 Voumard Street 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

\$995,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,084,000

Property type

Other

Suburb

Oakleigh South

Period-from

01 Oct 2020

to

30 Sep 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

1/23 Picadilly Street Oakleigh South VIC 3167	\$1,020,000	25-May-21
2/68 Gowrie Street Bentleigh East VIC 3165	\$1,045,000	08-May-21
1/24 Bradford Street Bentleigh East VIC 3165	\$995,000	01-May-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: 27 October 2021



1/23 Picadilly Street Oakleigh South VIC 3167 Sold Price **\$1,020,000** Sold Date **25-May-21**

 3  2  1

Distance **0.86km**



2/68 Gowrie Street Bentleigh East VIC 3165 Sold Price **\$1,045,000** Sold Date **08-May-21**

 3  2  1

Distance **1.29km**



1/24 Bradford Street Bentleigh East VIC 3165 Sold Price **\$995,000** Sold Date **01-May-21**

 3  2  1

Distance **2.03km**

RS = Recent sale **UN** = Undisclosed Sale

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