

## 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

2A PICADILLY STREET OAKLEIGH SOUTH VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Sep 2023

to

31 Aug 2024

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

1/1145 NORTH ROAD OAKLEIGH VIC 3166	\$1,154,500	09-Aug-24
2/27 CAMERON AVENUE OAKLEIGH SOUTH VIC 3167	\$1,116,800	24-May-24
2/107 GOLF ROAD OAKLEIGH SOUTH VIC 3167	\$1,130,000	11-May-24

OR

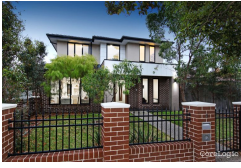
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 September 2024

Hendrik Giam

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**1/1145 NORTH ROAD OAKLEIGH  
VIC 3166**

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Sold Price

<sup>RS</sup>**\$1,154,500**Sold Date **09-Aug-24**

Distance

**0.55km****2/27 CAMERON AVENUE  
OAKLEIGH SOUTH VIC 3167**

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Sold Price

**\$1,116,800**Sold Date **24-May-24**

Distance

**1.02km****2/107 GOLF ROAD OAKLEIGH  
SOUTH VIC 3167**

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Sold Price

<sup>RS</sup>**\$1,130,000**<sup>UN</sup>Sold Date **11-May-24**

Distance

**0.68km****RS** = Recent sale**UN** = Undisclosed Sale

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