

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

2/27 Cameron 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$923,250

Property type

Other

Suburb

Oakleigh South

Period-from

01 Jun 2019

to

31 May 2020

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

3/27 Cameron Avenue Oakleigh South VIC 3167	\$930,000	28-Feb-20
1/338 Warrigal Road Oakleigh South VIC 3167	\$850,000	20-Apr-20
1/272 Warrigal Road Oakleigh South VIC 3167	\$872,000	21-Mar-20

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: 03 June 2020



**3/27 Cameron Avenue Oakleigh
 South VIC 3167**

 4  3  2

Sold Price **\$930,000** Sold Date **28-Feb-20**

Distance **0.01km**



**1/338 Warrigal Road Oakleigh
 South VIC 3167**

 4  2  1

Sold Price ^{RS} **\$850,000** ^{UN} Sold Date **20-Apr-20**

Distance **0.4km**



**1/272 Warrigal Road Oakleigh
 South VIC 3167**

 4  2  2

Sold Price **\$872,000** Sold Date **21-Mar-20**

Distance **0.84km**

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

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