

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	117 Clarinda Road Oakleigh South, 3167
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$940,000 & \$990,000
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### Median sale price

Median price	\$1,195,000	Property Type	HOUSE	Suburb	OAKLEIGH SOUTH
Period - From	01-Feb-2024	to	31-Jan-2025	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	19 Emerald Street Oakleigh South VIC 3167	\$995,000	26-Nov-2024
2	23 Glenelg Drive Clayton South VIC 3169	\$930,000	12-Dec-2024
3	33 Hunt Crescent Clarinda VIC 3169	\$925,000	19-Oct-2024

This statement of information was prepared on 19-Feb-2025 at 10:44:40 AM AEDT