

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

2/12 GOLF LINKS AVENUE 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Oct 2022

to

30 Sep 2023

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

21/6 WILLGILSON COURT OAKLEIGH VIC 3166	\$935,000	09-Sep-23
1/14 GADD STREET OAKLEIGH VIC 3166	\$935,000	28-Oct-23

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: 31 October 2023



**21/6 WILLGILSON COURT
OAKLEIGH VIC 3166**

 3  2  2

Sold Price

^{RS}

\$935,000

Sold Date **09-Sep-23**

Distance **0.13km**



**1/14 GADD STREET OAKLEIGH VIC
3166**

 2  1  2

Sold Price

Sold Date **28-Oct-23**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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