

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

1312 North Road 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,167,500

Property type

House

Suburb

Oakleigh South

Period-from

01 Jan 2021

to

31 Dec 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

1208 North Road Oakleigh South VIC 3167	\$1,200,000	10-Dec-21
1 Loreen Street Oakleigh South VIC 3167	\$1,345,000	11-Nov-21
1853 Dandenong Road Oakleigh East VIC 3166	\$1,300,000	23-Oct-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: 25 January 2022



**1208 North Road Oakleigh South
VIC 3167**

 4  3  2

Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **10-Dec-21**

Distance **0.98km**

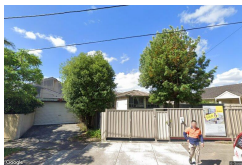


**1 Loreen Street Oakleigh South VIC
3167**

 4  2  2

Sold Price **\$1,345,000** Sold Date **11-Nov-21**

Distance **1.47km**



**1853 Dandenong Road Oakleigh
East VIC 3166**

 3  1  2

Sold Price **\$1,300,000** Sold Date **23-Oct-21**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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