

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

2/13 Wallace 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,750

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Nov 2020

to

31 Oct 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

1/200 Houghton Road Oakleigh South VIC 3167	\$770,000	12-Jun-21
1/20 View Street Clayton VIC 3168	\$858,888	20-Nov-21
4/27-29 Colin Road Oakleigh South VIC 3167	\$831,000	20-Nov-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 November 2021


1/200 Haughton Road Oakleigh South VIC 3167

 3
  2
  2

Sold Price

\$770,000

Sold Date

12-Jun-21

Distance

0.6km

1/20 View Street Clayton VIC 3168

 3
  2
  1

Sold Price

^{RS} **\$858,888**

Sold Date

20-Nov-21

Distance

0.69km

4/27-29 Colin Road Oakleigh South VIC 3167

 3
  2
  1

Sold Price

^{RS} **\$831,000**

Sold Date

20-Nov-21

Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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