

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

3/45 Cleek 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

Unit

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

2/108 Houghton Road Oakleigh VIC 3166	\$960,000	02-Jun-20
1/14 Wallace Avenue Oakleigh South VIC 3167	\$940,000	22-Feb-20
2/2 Sinclair Street Oakleigh South VIC 3167	\$1,050,000	29-Feb-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: 30 June 2020



2/108 Haughton Road Oakleigh VIC 3166 Sold Price **\$960,000** Sold Date **02-Jun-20**

 4  2  2

Distance **1.08km**



1/14 Wallace Avenue Oakleigh South VIC 3167 Sold Price **\$940,000** Sold Date **22-Feb-20**

 4  4  1

Distance **1.58km**



2/2 Sinclair Street Oakleigh South VIC 3167 Sold Price **\$1,050,000** Sold Date **29-Feb-20**

 4  2  2

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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