

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

22 Ward 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,049,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Sep 2020

to

31 Aug 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
40 Cleek Avenue Oakleigh South VIC 3167	\$1,380,000	27-Oct-20
2 Selworthy Avenue Oakleigh South VIC 3167	\$1,355,000	18-Sep-21
40 Bossington Street Oakleigh South VIC 3167	\$1,430,000	27-Mar-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: 29 September 2021

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40 Cleek Avenue Oakleigh South
VIC 3167

4 2 2

Sold Price **\$1,380,000** Sold Date **27-Oct-20**

Distance **0.11km**



2 Selworthy Avenue Oakleigh South
VIC 3167

4 - -

Sold Price ^{RS} **\$1,355,000** Sold Date **18-Sep-21**

Distance **0.12km**



40 Bossington Street Oakleigh
South VIC 3167

4 2 1

Sold Price **\$1,430,000** Sold Date **27-Mar-21**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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