

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 Norfolk 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

\$799,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

House

Suburb

Oakleigh

Period-from

01 Apr 2019

to

31 Mar 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

1/29 Clyde Street Oakleigh VIC 3166	\$870,000	23-Nov-19
2/1584 Dandenong Road Huntingdale VIC 3166	\$855,000	08-Feb-20
1/3 Gamble Street Oakleigh East VIC 3166	\$805,000	18-Mar-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 April 2020



1/29 Clyde Street Oakleigh VIC 3166

 2  1  1

Sold Price **\$870,000** Sold Date **23-Nov-19**

Distance **0.5km**



2/1584 Dandenong Road Huntingdale VIC 3166

 2  1  1

Sold Price **\$855,000** Sold Date **08-Feb-20**

Distance **0.81km**



1/3 Gamble Street Oakleigh East VIC 3166

 2  1  1

Sold Price **\$805,000** Sold Date **18-Mar-20**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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