

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

2/1 Lehem 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

\$690,000

&

\$740,000

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

1/634 Warrigal Road Oakleigh South VIC 3167	\$726,500	07-Aug-21
2/622 Warrigal Road Oakleigh South VIC 3167	\$715,500	09-Jul-21
2/5 Derry Street Bentleigh East VIC 3165	\$670,000	25-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: 16 November 2021



1/634 Warrigal Road Oakleigh South VIC 3167

 3  1  1

Sold Price **\$726,500** Sold Date **07-Aug-21**

Distance **0.1km**



2/622 Warrigal Road Oakleigh South VIC 3167

 2  1  2

Sold Price **\$715,500** Sold Date **09-Jul-21**

Distance **0.15km**



2/5 Derry Street Bentleigh East VIC 3165

 2  1  1

Sold Price ^{RS} **\$670,000** ^{UN} Sold Date **25-Oct-21**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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