

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

1/7 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Feb 2020

to

31 Jan 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

1/216 Warrigal Road Oakleigh South VIC 3167	\$800,000	10-Apr-20
7/2 Cunningham Place Oakleigh South VIC 3167	\$705,000	22-Jun-20
1/18 Sumersett Avenue Oakleigh South VIC 3167	\$855,000	31-Oct-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: 06 February 2021

Ethan He
 P (03) 9975 7888
 M 0477588390
 E ethanhe@jxre.com.au



1/216 Warrigal Road Oakleigh South VIC 3167 Sold Price **\$800,000** Sold Date **10-Apr-20**

 1  1  2

Distance **1.81km**



7/2 Cunningham Place Oakleigh South VIC 3167 Sold Price **\$705,000** Sold Date **22-Jun-20**

 3  2  2

Distance **2.74km**



1/18 Sumersett Avenue Oakleigh South VIC 3167 Sold Price **\$855,000** Sold Date **31-Oct-20**

 2  1  2

Distance **1.52km**

RS = Recent sale UN = Undisclosed Sale

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