

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

2/107 GOLF ROAD 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

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/10-12 WALLACE AVENUE OAKLEIGH SOUTH VIC 3167	\$1,070,000	24-Feb-24
24 AMARA CIRCUIT OAKLEIGH SOUTH VIC 3167	\$1,171,000	09-Mar-24
3/25 CAMERON AVENUE OAKLEIGH SOUTH VIC 3167	\$1,112,000	16-Mar-24

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: 09 April 2024

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**1/10-12 WALLACE AVENUE
OAKLEIGH SOUTH VIC 3167**

4 3 2

Sold Price ^{RS} **\$1,070,000** Sold Date **24-Feb-24**

Distance **1.47km**



**24 AMARA CIRCUIT OAKLEIGH
SOUTH VIC 3167**

4 3 2

Sold Price ^{RS} **\$1,171,000** Sold Date **09-Mar-24**

Distance **1.69km**



**3/25 CAMERON AVENUE
OAKLEIGH SOUTH VIC 3167**

4 3 1

Sold Price ^{RS} **\$1,112,000** Sold Date **16-Mar-24**

Distance **0.35km**

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

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