

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

14B VALLEY STREET 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,228,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Sep 2023

to

31 Aug 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

1/34 VALLEY STREET OAKLEIGH SOUTH VIC 3167	\$780,888	16-May-24
2/46 SCOTSBURN AVENUE CLAYTON VIC 3168	\$795,000	08-Jun-24
5 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$800,000	06-Aug-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: 30 September 2024



**1/34 VALLEY STREET OAKLEIGH
SOUTH VIC 3167**

 3  2  1

Sold Price

\$780,888

Sold Date **16-May-24**

Distance

0.31km



**2/46 SCOTSBURN AVENUE
CLAYTON VIC 3168**

 2  2  1

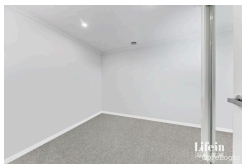
Sold Price

\$795,000

Sold Date **08-Jun-24**

Distance

0.68km



**5 LOMANDRA DRIVE CLAYTON
SOUTH VIC 3169**

 3  2  1

Sold Price

^{RS} **\$800,000** ^{UN}

Sold Date **06-Aug-24**

Distance

2.34km

RS = Recent sale

UN = Undisclosed Sale

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