

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

1/6 TAUNTON 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

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jan 2024

to

31 Dec 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

2/292 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167	\$770,000	26-Oct-24
1/30 DEVOY STREET OAKLEIGH SOUTH VIC 3167	\$799,000	16-Oct-24
2/104 PARKMORE ROAD BENTLEIGH EAST VIC 3165	\$807,500	16-Nov-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: 23 January 2025

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**2/292 WARRIGAL ROAD
OAKLEIGH SOUTH VIC 3167**

 2  1  1

Sold Price **\$770,000** Sold Date **26-Oct-24**

Distance **0.44km**



**1/30 DEVOY STREET OAKLEIGH
SOUTH VIC 3167**

 2  -  1

Sold Price **\$799,000** Sold Date **16-Oct-24**

Distance **0.37km**



**2/104 PARKMORE ROAD
BENTLEIGH EAST VIC 3165**

 2  1  1

Sold Price **\$807,500** Sold Date **16-Nov-24**

Distance **1.32km**

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

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