

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

3/34 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jan 2019

to

31 Dec 2019

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

1386C North Road Oakleigh South VIC 3167	\$755,000	25-Jul-19
1386B North Road Oakleigh South VIC 3167	\$770,000	20-Sep-19
3/1250-1252 North Road Oakleigh South VIC 3167	\$700,000	05-Oct-19

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.~~

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**1386C North Road Oakleigh South
VIC 3167**

 3  2  1

Sold Price

\$755,000

Sold Date

25-Jul-19

Distance

0.68km



**1386B North Road Oakleigh South
VIC 3167**

 3  2  -

Sold Price

\$770,000

Sold Date

20-Sep-19

Distance

0.69km



**3/1250-1252 North Road Oakleigh
South VIC 3167**

 1  1  1

Sold Price

\$700,000

Sold Date

05-Oct-19

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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