

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 1A Nova Street, Oakleigh South, VIC 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$951,500

Property Type

Unit

Suburb

Oakleigh South (3167)

Period - From

04/04/2021

to

03/04/2022

Source

REIV

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
7/34-36 ORMOND ROAD, CLAYTON VIC 3168	\$1,085,000	25/02/2022
1/1 COORA ROAD, OAKLEIGH SOUTH VIC 3167	\$1,050,000	29/11/2021
2/16 PETER STREET, OAKLEIGH SOUTH VIC 3167	\$1,035,000	02/04/2022

This Statement of Information was prepared on: 04/04/2022