

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 7 Traphina Court, Oakleigh South, VIC 3167

Indicative selling price

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

Single price \$1,195,000

or range between

&

Median sale price

Median price \$1,200,000

Property type House

Suburb OAKLEIGH SOUTH

Period - From 10/12/2021

to

09/12/2022

Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 45 Dowling Road Oakleigh South Vic 3167	\$1,251,000	2022-11-26
2 2 Swaran Court Oakleigh South Vic 3167	\$1,220,000	2022-11-19
3 1 Ellesmere Street Oakleigh South Vic 3167	\$1,257,500	2022-08-27

This Statement of Information was prepared on: 10/12/2022

