

## 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

1/28 Devoy Street Oakleigh South VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,040,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Oakleigh South

Period-from

01 May 2019

to

30 Apr 2020

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

2/2 Sinclair Street Oakleigh South VIC 3167	\$1,050,000	29-Feb-20
8A Alvina Street Oakleigh South VIC 3167	\$1,120,000	23-Mar-20
8B Alvina Street Oakleigh South VIC 3167	\$1,160,000	21-Mar-20

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: 15 May 2020

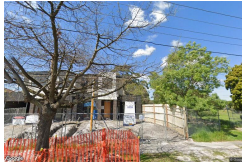


**2/2 Sinclair Street Oakleigh South  
VIC 3167**

4 2 2

Sold Price **\$1,050,000** Sold Date **29-Feb-20**

Distance **1.59km**



**8A Alvina Street Oakleigh South  
VIC 3167**

4 - -

Sold Price **\$1,120,000** Sold Date **23-Mar-20**

Distance **1.74km**



**8B Alvina Street Oakleigh South  
VIC 3167**

4 2 1

Sold Price **\$1,160,000** Sold Date **21-Mar-20**

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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