

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	3/41 Colin Road, Oakleigh South, VIC 3167
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Indicative selling price

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

Single price		or range between	\$930,000	&	\$990,000
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Median sale price

Median price	\$ 822,500	Property type	Unit	Suburb	OAKLEIGH SOUTH
Period - From	18/03/2023	to	17/03/2024	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	1/6 Lerina Street Oakleigh East Vic 3166	\$971,000	2023-10-21
2	38/32 Amara Circuit Oakleigh South Vic 3167	\$980,000	2023-10-26
3	2/122 Kanooka Grove Clayton Vic 3168	\$950,000	2024-03-09

This Statement of Information was prepared on: 18/03/2024

