

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

1/14 Delia 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

\$895,000

&

\$955,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,250

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/9 Mimosa Avenue Oakleigh South VIC 3167	\$867,000	18-Dec-21
1/35 Golf Road Oakleigh South VIC 3167	\$930,000	11-Dec-21
1/4 Eric Court Oakleigh South VIC 3167	\$951,500	18-Dec-21

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: 01 March 2022



1/9 Mimosa Avenue Oakleigh South VIC 3167 Sold Price ^{RS} **\$867,000** Sold Date **18-Dec-21**

 3  1  -

Distance **1.4km**



1/35 Golf Road Oakleigh South VIC 3167 Sold Price **\$930,000** Sold Date **11-Dec-21**

 3  1  1

Distance **0.89km**



1/4 Eric Court Oakleigh South VIC 3167 Sold Price **\$951,500** Sold Date **18-Dec-21**

 4  3  1

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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