

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 VIVIAN COURT 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Apr 2023

to

31 Mar 2024

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 COONIL STREET OAKLEIGH SOUTH VIC 3167	\$1,007,000	04-Nov-23
29 HARDY COURT OAKLEIGH SOUTH VIC 3167	\$1,055,000	19-Dec-23
10 ASHBROOK COURT OAKLEIGH SOUTH VIC 3167	\$970,000	28-Oct-23

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: 22 April 2024

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**1 COONIL STREET OAKLEIGH
SOUTH VIC 3167**

3 1 1

 Sold Price **\$1,007,000** Sold Date **04-Nov-23**

 Distance **0.91km**

**29 HARDY COURT OAKLEIGH
SOUTH VIC 3167**

3 1 2

 Sold Price **\$1,055,000** Sold Date **19-Dec-23**

 Distance **0.74km**

**10 ASHBROOK COURT OAKLEIGH
SOUTH VIC 3167**

3 1 2

 Sold Price **\$970,000** Sold Date **28-Oct-23**

 Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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