

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

2/37 Colin Road 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 May 2020

to

30 Apr 2021

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

3/35 Golf Road Oakleigh South VIC 3167	\$713,000	25-Jul-20
1/5 Reid Street Oakleigh South VIC 3167	\$761,800	13-Mar-21
2/640 Warrigal Road Oakleigh South VIC 3167	\$700,500	19-Aug-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: 18 May 2021



3/35 Golf Road Oakleigh South VIC 3167

Sold Price

\$713,000

Sold Date

25-Jul-20

3

1

1

Distance

2.12km



1/5 Reid Street Oakleigh South VIC 3167

Sold Price

\$761,800

Sold Date

13-Mar-21

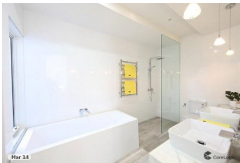
3

2

2

Distance

2.34km



2/640 Warrigal Road Oakleigh South VIC 3167

Sold Price

\$700,500

Sold Date

19-Aug-20

2

1

1

Distance

2.84km

RS = Recent sale

UN = Undisclosed Sale

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