

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

1/23 GOLF 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

or range
between

\$925,000

&

\$985,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,172,500

Property type

House

Suburb

Oakleigh South

Period-from

01 Jul 2023

to

30 Jun 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

1/8 ACACIA AVENUE OAKLEIGH SOUTH VIC 3167	\$985,000	04-May-24
1/107 GOLF ROAD OAKLEIGH SOUTH VIC 3167	\$901,000	02-Dec-23
2/769 WARRIGAL ROAD BENTLEIGH EAST VIC 3165	\$940,000	03-Apr-24

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: 23 July 2024



**1/8 ACACIA AVENUE OAKLEIGH
SOUTH VIC 3167**

 3  1  2

Sold Price ^{RS} **\$985,000** ^{UN} Sold Date **04-May-24**

Distance **0.68km**



**1/107 GOLF ROAD OAKLEIGH
SOUTH VIC 3167**

 3  2  1

Sold Price **\$901,000** Sold Date **02-Dec-23**

Distance **0.83km**



**2/769 WARRIGAL ROAD
BENTLEIGH EAST VIC 3165**

 3  1  1

Sold Price ^{RS} **\$940,000** Sold Date **03-Apr-24**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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