

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

15b Clarendon Avenue, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$1,250,000

 &

\$1,375,000

Median sale price

Median price

\$1,000,000

 Property Type

Townhouse

 Suburb

Oakleigh South

Period - From

13/01/2024

 to

12/01/2025

 Source

Property Data

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 six 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	15a Clarendon Av OAKLEIGH SOUTH 3167	\$1,315,000	23/11/2024
2	1/27 Colonel St CLAYTON 3168	\$1,235,000	23/11/2024
3	5a Fenton St HUNTINGDALE 3166	\$1,345,000	05/10/2024

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 six months.~~

This Statement of Information was prepared on:

13/01/2025 12:01
