

## 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

1/27-29 COLIN ROAD OAKLEIGH SOUTH VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

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

1/12 ATLANTIC STREET CLAYTON VIC 3168	\$838,000	20-Apr-24
2/3 JAGUAR DRIVE CLAYTON VIC 3168	\$802,000	13-Apr-24
3/78 JAGUAR DRIVE CLAYTON VIC 3168	\$742,000	13-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: 22 April 2024

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**1/12 ATLANTIC STREET CLAYTON VIC 3168**

Sold Price

<sup>RS</sup> **\$838,000** <sup>UN</sup>

 Sold Date **20-Apr-24**
 3  3  1

 Distance **1.49km**

**2/3 JAGUAR DRIVE CLAYTON VIC 3168**

Sold Price

<sup>RS</sup> **\$802,000**

 Sold Date **13-Apr-24**
 4  2  1

 Distance **1.93km**

**3/78 JAGUAR DRIVE CLAYTON VIC 3168**

Sold Price

<sup>RS</sup> **\$742,000**

 Sold Date **13-Apr-24**
 3  1  2

 Distance **2.23km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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