

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

15/2-18 Bourke 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,250

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/7 Crawford Road Clarinda VIC 3169	\$627,000	12-Feb-22
44/104 Springs Road Clarinda VIC 3169	\$661,000	28-Oct-21

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: 17 February 2022

**2/7 Crawford Road Clarinda VIC
3169** 2  1  1

Sold Price

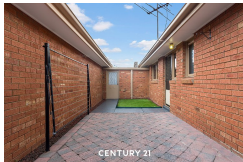
RS

\$627,000

Sold Date

12-Feb-22

Distance

1.68km**44/104 Springs Road Clarinda VIC
3169** 2  1  1

Sold Price

\$661,000

Sold Date

28-Oct-21

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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