

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

1/34 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jan 2024

to

31 Dec 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

2/2 SUMERSETT AVENUE OAKLEIGH SOUTH VIC 3167	\$870,000	23-Nov-24
2/17 CONNIE STREET BENTLEIGH EAST VIC 3165	\$940,000	24-Aug-24
1/11 DALGAN STREET OAKLEIGH SOUTH VIC 3167	\$1,106,000	18-Dec-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: 14 January 2025

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**2/2 SUMERSETT AVENUE
OAKLEIGH SOUTH VIC 3167**

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Sold Price ^{RS} **\$870,000** ^{UN} Sold Date **23-Nov-24**Distance **0.49km****2/17 CONNIE STREET BENTLEIGH
EAST VIC 3165**

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Sold Price **\$940,000** Sold Date **24-Aug-24**Distance **1.19km****1/11 DALGAN STREET OAKLEIGH
SOUTH VIC 3167**

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Sold Price ^{RS} **\$1,106,000** Sold Date **18-Dec-24**Distance **0.35km****RS** = Recent sale**UN** = Undisclosed Sale

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