

## 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

72 AXFORD CRESCENT 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

\$655,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,750

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Dec 2022

to

30 Nov 2023

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

1/13 VERNAL ROAD OAKLEIGH SOUTH VIC 3167	\$695,000	11-Nov-23
1/28 MONASH STREET BENTLEIGH EAST VIC 3165	\$705,000	02-Dec-23

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: 06 December 2023



**1/13 VERNAL ROAD OAKLEIGH  
SOUTH VIC 3167**

2 1 1

Sold Price

<sup>RS</sup> **\$695,000**

Sold Date

**11-Nov-23**

Distance

**0.26km**



**1/28 MONASH STREET BENTLEIGH  
EAST VIC 3165**

2 1 1

Sold Price

<sup>RS</sup> **\$705,000** <sup>UN</sup>

Sold Date

**02-Dec-23**

Distance

**1.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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