

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

19 Luntar 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,500

Property type

House

Suburb

Oakleigh South

Period-from

01 Jan 2019

to

31 Dec 2019

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

31 Devoy Street Oakleigh South VIC 3167	\$1,065,000	21-Dec-19
11 Emerald Street Oakleigh South VIC 3167	\$951,000	14-Dec-19
11 Carinya Road Bentleigh East VIC 3165	\$1,000,000	31-Aug-19

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: 07 January 2020



31 Devoy Street Oakleigh South VIC 3167

Sold Price

^{RS} **\$1,065,000**

Sold Date

21-Dec-19



4



2



2

Distance

1.19km



11 Emerald Street Oakleigh South VIC 3167

Sold Price

^{RS} **\$951,000**

Sold Date

14-Dec-19



3



1



2

Distance

1.15km



11 Carinya Road Bentleigh East VIC 3165

Sold Price

\$1,000,000

Sold Date

31-Aug-19



3



1



2

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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