

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

2/5 WICKS COURT 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jan 2022

to

31 Dec 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

2/2 CUNNINGHAM PLACE OAKLEIGH SOUTH VIC 3167	\$610,000	03-Dec-22
2/640 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167	\$689,500	12-Nov-22
2/144 SPRINGS ROAD CLARINDA VIC 3169	\$680,000	15-Oct-22

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 January 2023


**2/2 CUNNINGHAM PLACE
OAKLEIGH SOUTH VIC 3167**
 3  2  1

Sold Price

^{RS} **\$610,000** Sold Date **03-Dec-22**

Distance **0.77km**

**2/640 WARRIGAL ROAD
OAKLEIGH SOUTH VIC 3167**
 2  1  1

Sold Price

^{RS} **\$689,500** ^{UN} Sold Date **12-Nov-22**

Distance **1.64km**

**2/144 SPRINGS ROAD CLARINDA
VIC 3169**
 2  1  2

Sold Price

^{RS} **\$680,000** Sold Date **15-Oct-22**

Distance **1.01km**
RS = Recent sale

UN = Undisclosed Sale

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