

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

51 Dealing Drive 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$904,500

*House

X

*Unit

Suburb

Oakleigh South

Period-from

01 Jul 2018

to

30 Jun 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

54 Axford Crescent Oakleigh South VIC 3167	\$895,000	16-Mar-19
17 Salem Avenue Oakleigh South VIC 3167	\$838,000	17-Apr-19
5 Dermot Street Oakleigh South VIC 3167	\$925,000	01-Jun-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.~~

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**54 Axford Crescent Oakleigh South
VIC 3167**

 3  2  2

Sold Price

\$895,000

Sold Date

16-Mar-19

Distance

1.12km



**17 Salem Avenue Oakleigh South
VIC 3167**

 3  1  2

Sold Price

\$838,000

Sold Date

17-Apr-19

Distance

1.46km



**5 Dermot Street Oakleigh South
VIC 3167**

 3  1  2

Sold Price

\$925,000

Sold Date

01-Jun-19

Distance

2.13km

RS = Recent sale

UN = Undisclosed Sale

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