

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

1/17 COLIN 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/5 FAULKINER STREET CLAYTON VIC 3168	\$785,000	22-Nov-24
2/19 CALISTA AVENUE OAKLEIGH EAST VIC 3166	\$882,500	14-Dec-24
1/38 ARUNTA CRESCENT CLARINDA VIC 3169	\$900,000	08-Feb-25

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: 11 March 2025

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**1/5 FAULKNER STREET CLAYTON
VIC 3168**

Sold Price

\$785,000

Sold Date

22-Nov-24


Distance

1.02km

**2/19 CALISTA AVENUE OAKLEIGH
EAST VIC 3166**

Sold Price

\$882,500

Sold Date

14-Dec-24


Distance

1.52km

**1/38 ARUNTA CRESCENT
CLARINDA VIC 3169**

Sold Price

^{RS} **\$900,000**

Sold Date

08-Feb-25


Distance

1.75km
RS = Recent sale

UN = Undisclosed Sale

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