

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

3/13 WALLACE AVENUE 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

\$930,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Unit

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

2/364 HAUGHTON ROAD CLAYTON VIC 3168	\$1,080,000	26-Oct-24
2/344 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167	\$1,050,000	18-Dec-24
1B THE PARADE CLARINDA VIC 3169	\$1,050,000	24-Dec-24

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: 04 March 2025



**2/364 HAUGHTON ROAD
CLAYTON VIC 3168**

4 2 1

Sold Price **\$1,080,000** Sold Date **26-Oct-24**

Distance **1.31km**



**2/344 WARRIGAL ROAD
OAKLEIGH SOUTH VIC 3167**

4 3 2

Sold Price **\$1,050,000** Sold Date **18-Dec-24**

Distance **1.79km**



**1B THE PARADE CLARINDA VIC
3169**

4 3 1

Sold Price ^{RS} **\$1,050,000** ^{UN} Sold Date **24-Dec-24**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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