

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

4/27-29 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Oct 2020

to

30 Sep 2021

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

4/36 Edinburgh Street Clayton VIC 3168	\$791,000	10-Jul-21
2/1314 North Road Oakleigh South VIC 3167	\$785,000	07-Oct-21
8/3-5 Springs Road Clayton South VIC 3169	\$805,000	01-May-21

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.~~

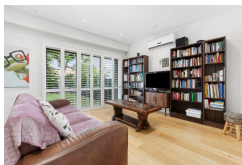
This Statement of Information was prepared on: 19 October 2021



4/36 Edinburgh Street Clayton VIC 3168 Sold Price **\$791,000** Sold Date **10-Jul-21**
3 2 1 Distance **0.19km**



2/1314 North Road Oakleigh South VIC 3167 Sold Price ^{RS} **\$785,000** ^{UN} Sold Date **07-Oct-21**
3 1 2 Distance **0.93km**



8/3-5 Springs Road Clayton South VIC 3169 Sold Price **\$805,000** Sold Date **01-May-21**
3 2 2 Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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