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	20 Kiama Court Oakleigh East VIC 3166

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	$880,000	&	$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$999,000	Property type	House	Suburb	Oakleigh East
Period-from	01 Jan 2020	to	31 Dec 2020	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
7 Patrick Street Oakleigh East VIC 3166	$895,100	22-Aug-20
13 Patrick Street Oakleigh East VIC 3166	$967,000	27-Oct-20
8 Gamble Street Oakleigh East VIC 3166	$940,500	15-Aug-20

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 January 2021

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7 Patrick Street Oakleigh East VIC 3166

3 1 5

Sold Price **$895,100** Sold Date **22-Aug-20**

Distance **0.07km**



13 Patrick Street Oakleigh East VIC 3166

3 1 2

Sold Price **$967,000** Sold Date **27-Oct-20**

Distance **0.12km**



8 Gamble Street Oakleigh East VIC 3166

2 1 2

Sold Price **$940,500** Sold Date **15-Aug-20**

Distance **0.88km**

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

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