

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 Caloola Avenue Oakleigh 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

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,227,500

Property type

House

Suburb

Oakleigh

Period-from

01 Mar 2020

to

28 Feb 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

73 Drummond Street Oakleigh VIC 3166	\$1,351,000	28-Nov-20
61 Carlisle Crescent Hughesdale VIC 3166	\$1,715,000	06-Feb-21
10 Henry Street Oakleigh VIC 3166	\$1,540,000	08-Mar-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: 27 March 2021



73 Drummond Street Oakleigh VIC 3166

Sold Price

\$1,351,000

Sold Date **28-Nov-20**

 3

 1

 1

Distance

0.14km



61 Carlisle Crescent Hughesdale VIC 3166

Sold Price

^{RS} **\$1,715,000** ^{UN}

Sold Date **06-Feb-21**

 4

 2

 4

Distance

0.94km



10 Henry Street Oakleigh VIC 3166

Sold Price

^{RS} **\$1,540,000**

Sold Date **08-Mar-21**

 5

 2

 3

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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