

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

12 DERMOT STREET 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Nov 2023

to

31 Oct 2024

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 SALEM AVENUE OAKLEIGH SOUTH VIC 3167	\$1,075,000	13-Sep-24
8 SUMERSETT AVENUE OAKLEIGH SOUTH VIC 3167	\$1,200,000	25-Jul-24
16 ELORA ROAD OAKLEIGH SOUTH VIC 3167	\$1,080,000	21-Sep-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: 12 November 2024

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**4 SALEM AVENUE OAKLEIGH
SOUTH VIC 3167**

 2  1  1

Sold Price ^{RS} **\$1,075,000** Sold Date **13-Sep-24**

Distance **0.76km**



**8 SUMERSETT AVENUE OAKLEIGH
SOUTH VIC 3167**

 2  1  2

Sold Price **\$1,200,000** Sold Date **25-Jul-24**

Distance **0.47km**



**16 ELORA ROAD OAKLEIGH SOUTH
VIC 3167**

 2  1  1

Sold Price ^{RS} **\$1,080,000** Sold Date **21-Sep-24**

Distance **0.81km**

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

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