

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

1/26 Elora 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

\$965,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,005,000

Property type

Other

Suburb

Oakleigh South

Period-from

01 Jul 2020

to

30 Jun 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

1/6 Norma Avenue Oakleigh South VIC 3167	\$1,058,100	17-Apr-21
26A Devoy Street Oakleigh South VIC 3167	\$911,000	05-Jun-21
20 Jason Street Oakleigh South VIC 3167	\$950,000	22-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: 03 July 2021



1/6 Norma Avenue Oakleigh South VIC 3167

Sold Price

^{RS} **\$1,058,100**

Sold Date

17-Apr-21

 3  1  2

Distance

0.19km



26A Devoy Street Oakleigh South VIC 3167

Sold Price

^{RS} **\$911,000**

Sold Date

05-Jun-21

 3  1  2

Distance

0.82km



20 Jason Street Oakleigh South VIC 3167

Sold Price

^{RS} **\$950,000**

Sold Date

22-May-21

 3  2  2

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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