

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

1/7 Claudel Street 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,500

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Aug 2020

to

31 Jul 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

2/15 Lanham Street Oakleigh East VIC 3166	\$875,000	20-Feb-21
2/21 Coane Street Oakleigh East VIC 3166	\$820,000	07-Apr-21
4/36 Edinburgh Street Clayton VIC 3168	\$791,000	10-Jul-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 August 2021



**2/15 Lanham Street Oakleigh East
VIC 3166**

 3  3  2

Sold Price

\$875,000

Sold Date

20-Feb-21

Distance

0.12km



**2/21 Coane Street Oakleigh East
VIC 3166**

 4  2  2

Sold Price

\$820,000

Sold Date

07-Apr-21

Distance

0.27km



**4/36 Edinburgh Street Clayton VIC
3168**

 3  2  1

Sold Price

^{RS} **\$791,000**

Sold Date

10-Jul-21

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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