

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 3/36 Delia 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 \$1,020,000 ~~or range between~~ \$ & \$

Median sale price

Median price \$981,500 Property type House Suburb Oakleigh South
Period - From 01 June 2020 to 31 May 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 six 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
2/4 Elora Road Oakleigh South 3167	\$960,000	13-Feb-21
2/6 Taunton Avenue Oakleigh South 3167	\$1,035,000	10-Dec-20
1/23 Picadilly Street Oakleigh South 3167	\$1,020,000	26-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 six months.~~

This Statement of Information was prepared on: 8 June 2021