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	27 Selworthy Avenue 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~~		or range between	$1,080,000	&	$1,160,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$972,550	Property type	House	Suburb	Oakleigh South
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
26 Luntar Road Oakleigh South VIC 3167	$1,158,000	13-Feb-21
29 Brooks Street Bentleigh East VIC 3165	$1,177,500	22-Nov-20
12 Esper Avenue Oakleigh South VIC 3167	$1,078,000	11-Oct-20

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: 16 March 2021

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26 Luntar Road Oakleigh South VIC 3167

3 1 3

Sold Price RS **$1,158,000** Sold Date **13-Feb-21**

Distance **1.08km**



29 Brooks Street Bentleigh East VIC 3165

3 1 1

Sold Price **$1,177,500** Sold Date **22-Nov-20**

Distance **0.59km**



12 Esper Avenue Oakleigh South VIC 3167

3 2 2

Sold Price **$1,078,000** Sold Date **11-Oct-20**

Distance **1.43km**

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

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