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	2 Ashbrook Court 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	$995,000	&	$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$990,750	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
3 Alvina Street Oakleigh South VIC 3167	$935,000	29-Oct-20
37 Riley Street Oakleigh South VIC 3167	$1,066,000	31-Oct-20
6 Wicks Court Oakleigh South VIC 3167	$1,100,000	05-Feb-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.~~

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3 Alvina Street Oakleigh South VIC 3167

3 1 2

Sold Price **$935,000** Sold Date **29-Oct-20**

Distance **0.29km**

37 Riley Street Oakleigh South VIC 3167

4 2 4

Sold Price RS **$1,066,000** Sold Date **31-Oct-20**

Distance **1.05km**

6 Wicks Court Oakleigh South VIC 3167

3 2 2

Sold Price RS **$1,100,000** UN Sold Date **05-Feb-21**

Distance **1.67km**

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

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