

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

6/40 Valley 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,508

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jul 2019

to

30 Jun 2020

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

2/30 Madeleine Road Clayton VIC 3168	\$575,000	15-Apr-20
2/19 Elder Street Clarinda VIC 3169	\$534,000	07-Mar-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: 31 July 2020



2/30 Madeleine Road Clayton VIC 3168

Sold Price

\$575,000

Sold Date

15-Apr-20

 2

 1

 3

Distance

1.03km



2/19 Elder Street Clarinda VIC 3169

Sold Price

\$534,000

Sold Date

07-Mar-20

 2

 1

 1

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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