

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

2/45 Cleek 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

\$788,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Oct 2019

to

30 Sep 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

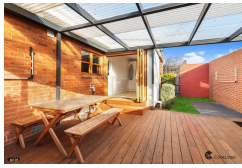
Date of sale

1/17 Cleek Avenue Oakleigh South VIC 3167	\$780,500	05-Aug-20
2/15 Gadd Street Oakleigh VIC 3166	\$821,000	30-Jun-20
2/16 Clarendon Avenue Oakleigh South VIC 3167	\$795,000	22-Apr-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: 06 October 2020



**1/17 Cleek Avenue Oakleigh South
VIC 3167**

 2  1  2

Sold Price

^{RS}

\$780,500

Sold Date **05-Aug-20**

Distance **0.22km**



2/15 Gadd Street Oakleigh VIC 3166

 3  2  2

Sold Price

\$821,000

Sold Date **30-Jun-20**

Distance **0.97km**



**2/16 Clarendon Avenue Oakleigh
South VIC 3167**

 2  3  2

Sold Price

\$795,000

Sold Date **22-Apr-20**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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