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	40 Bishop Street Oakleigh VIC 3166

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	$870,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,115,000	Property type	Other	Suburb	Oakleigh
Period-from	01 Mar 2019	to	29 Feb 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
39 Burlington Street Oakleigh VIC 3166	$925,000	14-Dec-19
17 Selworthy Avenue Oakleigh South VIC 3167	$952,000	21-Sep-19
1/29 Clyde Street Oakleigh VIC 3166	$870,000	23-Nov-19

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: 18 March 2020

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39 Burlington Street Oakleigh VIC 3166

3 1 1

Sold Price **$925,000** Sold Date **14-Dec-19**

Distance **0.71km**



17 Selworthy Avenue Oakleigh South VIC 3167

3 1 4

Sold Price **$952,000** Sold Date **21-Sep-19**

Distance **1.04km**



1/29 Clyde Street Oakleigh VIC 3166

2 1 1

Sold Price **$870,000** Sold Date **23-Nov-19**

Distance **1.14km**

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

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