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	1/6 Norma 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	$855,000	&	$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$835,100	Property type	Unit	Suburb	Oakleigh South
Period-from	01 Apr 2020	to	31 Mar 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
1/18 Sumersett Avenue Oakleigh South VIC 3167	$855,000	31-Oct-20
1/19 Majdal Street Bentleigh East VIC 3165	$865,000	19-Mar-21
2/29 Golf Links Avenue Oakleigh VIC 3166	$881,000	14-Nov-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 April 2021

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1/18 Sumersett Avenue Oakleigh South VIC 3167

2 1 2

Sold Price **$855,000** Sold Date **31-Oct-20**

Distance **0.98km**



1/19 Majdal Street Bentleigh East VIC 3165

3 1 1

Sold Price RS **$865,000** Sold Date **19-Mar-21**

Distance **1.68km**



2/29 Golf Links Avenue Oakleigh VIC 3166

3 2 2

Sold Price **$881,000** Sold Date **14-Nov-20**

Distance **1.91km**

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

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