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	2/348 Huntingdale Road 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	$750,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$792,500	Property type	Unit	Suburb	Oakleigh South
Period-from	01 Jun 2020	to	31 May 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
1/200 Haughton Road Oakleigh South VIC 3167	$770,000	12-Jun-21
2/37 Colin Road Oakleigh South VIC 3167	$749,500	24-May-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.

This Statement of Information was prepared on: 17 June 2021

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1/200 Haughton Road Oakleigh South VIC 3167

3 2 2

Sold Price RS **$770,000** Sold Date **12-Jun-21**

Distance **0.15km**



2/37 Colin Road Oakleigh South VIC 3167

3 2 1

Sold Price RS **$749,500** Sold Date **24-May-21**

Distance **0.8km**

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

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